

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: 536 CHARLOTTE AVE, ROCK HILL
Age of Property (Completion Year): 1930
Site Area: 3,319 sq ft
Gross Building Area: 3,319 sq ft

PROPERTY INCOME

Property Annual Income: \$145,000
Property Square Footage: 3,319
Property Vacancy: -
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$749,999
Down Payment: \$250,000
Interest Rate: 8%
Amortization Period: 20 Year
Monthly Payment: \$6,273
Annual Debt Service: \$75,280
Debt Coverage Ratio: 1.5

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: \$31,851

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 11.81 %
Cost of Sale: 2%
Number of Years: 5

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$999,999
Property Cap Rate: 11.31%

5 YEAR CASH FLOW ANALYSIS

Potential Income: \$145,000
Vacancy Rate: -
Cash on Cash Return (Return on Equity): 15.15%

Income Analysis

536 CHARLOTTE AVE, ROCK HILL

Report courtesy of FWD Coaching

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Effective Gross Income -Growing @ 2%/yr -With a % Vacancy Rate):	\$145,000	\$147,900	\$150,858	\$153,875	\$156,953	\$160,092
Average Rent per Square Foot:	\$43.69	\$44.56	\$45.45	\$46.36	\$47.29	\$48.24
Less Expenses (Growing @ 2%/yr):	(\$ 31,851)	(\$ 32,488)	(\$ 33,138)	(\$ 33,801)	(\$ 34,477)	(\$ 35,167)
Net Operating Income (NOI):	\$ 113,149	\$ 115,412	\$ 117,720	\$ 120,074	\$ 122,476	\$ 124,925
Less Loan Payment 1st Mortgage	(\$75,280)	(\$75,280)	(\$75,280)	(\$75,280)	(\$75,280)	(\$75,280)
Net Cash Flow	\$ 37,869	\$ 40,132	\$ 42,440	\$ 44,794	\$ 47,196	\$ 49,645
Cash on Cash Return (Return on Equity):	15.15%	16.05%	16.98%	17.92%	18.88%	19.86%
Principal Reduction:	\$15,852	\$17,168	\$18,593	\$20,136	\$21,808	\$23,618
Cumulative Principal Reduction:	\$15,852	\$33,021	\$51,614	\$71,750	\$93,558	\$117,176
Cash Flow Plus Principal Reduction:	\$ 53,721	\$ 57,300	\$ 61,033	\$ 64,930	\$ 69,004	\$ 73,263
Total Return Before Taxes:	21.49%	22.92%	24.41%	25.97%	27.60%	29.31%

IRR: 30.97%