

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Multi-Family**  
**Address: 536 CHARLOTTE AVE, ROCK HILL**  
**Age of Property (Completion Year): 1938**  
**Site Area: 3,319 sq ft**  
**Gross Building Area: 3,319 sq ft**

## PROPERTY INCOME

**Property Annual Income: \$147,000**  
**Property Square Footage: 3,319**  
**Property Vacancy: -**  
**Property Additional Income: \$11,475**

## 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: 1.55**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**  
**Property Annual Expenses: \$41,592**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %**  
**Annual Expense Growth Rate: 2 %**  
**Cap Rate at Sale: 11.69 %**  
**Cost of Sale: 5%**  
**Number of Years: 5**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$999,999**  
**Property Cap Rate: 11.69%**

## 5 YEAR CASH FLOW ANALYSIS

**Potential Income: \$147,000**  
**Vacancy Rate: -**  
**Cash on Cash Return (Return on Equity): 16.64%**

# Income Analysis

## 536 CHARLOTTE AVE, ROCK HILL

Report courtesy of FWD Coaching

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
<b>Effective Gross Income</b> -Growing @ 2%/yr -With a % Vacancy Rate):	\$147,000	\$149,940	\$152,939	\$155,998	\$159,118	\$162,300
<b>Average Rent per Square Foot:</b>	\$44.29	\$45.18	\$46.08	\$47.00	\$47.94	\$48.90
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 41,592)	(\$ 42,424)	(\$ 43,272)	(\$ 44,137)	(\$ 45,020)	(\$ 45,920)
<b>Net Operating Income (NOI):</b>	\$ 116,883	\$ 118,991	\$ 121,142	\$ 123,336	\$ 125,573	\$ 127,855
<b>Less Loan Payment 1st Mortgage</b>	(\$75,280)	(\$75,280)	(\$75,280)	(\$75,280)	(\$75,280)	(\$75,280)
<b>Net Cash Flow</b>	\$ 30,128	\$ 32,236	\$ 34,387	\$ 36,581	\$ 38,818	\$ 41,100
<b>Cash on Cash Return (Return on Equity):</b>	12.05%	12.89%	13.75%	14.63%	15.53%	16.44%
<b>Principal Reduction:</b>	\$15,852	\$17,168	\$18,593	\$20,136	\$21,808	\$23,618
<b>Cumulative Principal Reduction:</b>	\$15,852	\$33,021	\$51,614	\$71,750	\$93,558	\$117,176
<b>Cash Flow Plus Principal Reduction:</b>	\$ 45,980	\$ 49,404	\$ 52,980	\$ 56,717	\$ 60,626	\$ 64,718
<b>Total Return Before Taxes:</b>	18.39%	19.76%	21.19%	22.69%	24.25%	25.89%

IRR: 28.52%