



Income Analysis

720 Governor Morrison Street 222 Charlotte North Carolina 28211

Report courtesy of Ola van Zyl

SUMMARY

Analysis Type: **Buying**

Property Type: **Office**

Address: **720 Governor Morrison Street 222 Charlotte North Carolina 28211**

Age of Property (Completion Year): **2006**

Site Area: **691 sq ft**

Gross Leasable Area: **691 sq ft**

INCOME

	Name	SQFT	Monthly	Annual	\$/SQFT
renter		691	\$2,100	\$25,200	\$36
			Monthly	Annually	
	Property Income:	\$2,100		\$25,200	
	Additional Income:	\$0		\$0	
	Property Square Footage:	691			
	Total Estimate Gross Income (EGI):			\$23,940	

EXPENSES

Total Expenses

Monthly: **\$350**

Annual: **\$4,200**

% of Income: **17.54%**

VALUATION & CAP RATE

Property Value or Sale Price: **\$249,873**

Property CAP Rate: **7.9%**

LOAN INFORMATION

Down Payment (20%): **\$49,975**

Loan Amount (80%): **\$199,898**

Interest Rate: **7%**

Amortization Period: **20 Years**

Monthly Payment: **\$1,550**

Annual Debt Services: **\$18,598**

Debt Coverage Ratio: **1.06**