

## SUMMARY

**Analysis Type: Buying**

**Property Type: Office**

**Address: 111 Caldwell St Rock Hill SC 29730**

## INCOME

	Monthly	Annually
Property Income:	\$10,729	\$128,749
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$128,749

## EXPENSES

**Total Expenses**

**Monthly: \$3,000**

**Annual: \$36,000**

**% of Income: 27.96%**

## VALUATION & CAP RATE

**Property Value or Sale Price: \$950,000**

**Property CAP Rate: 9.76%**

## LOAN INFORMATION

**Down Payment (20%): \$190,000**

**Loan Amount (80%): \$760,000**

**Interest Rate: 7%**

**Amortization Period: 30 Years**

**Monthly Payment: \$5,056**

**Annual Debt Services: \$60,676**

**Debt Coverage Ratio: 1.53**