

SUMMARY

Analysis Type: **Selling**

Property Type: **Multi-Family**

Address: **1225 Tabernacle St Salisbury NC 28144**

Age of Property (Completion Year): **1925**

Site Area: **1,200 sq ft**

Gross Leasable Area: **1,200 sq ft**

INCOME

		Monthly	Annually
Property Income:	\$1,200		\$14,400
Additional Income:	\$0		\$0
Property Square Footage:	1,200		
Total Estimate Gross Income (EGI):			\$14,400

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$54	\$652	n/a	4.53
Insurance	\$125	\$1,500	n/a	10.42
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$100	\$1,200	n/a	8.33

Total Expenses

Monthly: \$279

Annual: \$3,352

% of Income: 23.28%

VALUATION & CAP RATE

Property Value or Sale Price: \$138,100

Property CAP Rate: 8.00%

LOAN INFORMATION

Down Payment (25%): \$34,525

Loan Amount (75%): \$103,575

Interest Rate: 7.5%

Amortization Period: 30 Years

Monthly Payment: \$724

Annual Debt Services: \$8,691

Debt Coverage Ratio: 1.27