

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: 205209 Friedheim Rd Rock Hill SC 29730
Age of Property (Completion Year): 1982
Site Area: 3,700 sq ft
Gross Leasable Area: 3,700 sq ft

INCOME

	Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
2-bedroom		1	675 (\$1.63)	\$1,100	\$13,200
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2-bedroom		1	675 (\$1.48)	\$1,000	\$12,000
3-bedroom		1	1,000 (\$1.30)	\$1,300	\$15,600
Totals:		5	3,700	\$5,600	\$67,200
TOTAL INCOME:				\$5,600	\$67,200
Vacancy Rate:		2%		(\$-112)	(\$-1344)
			Monthly		Annually
	Property Income:	\$5,600		\$67,200	
	Additional Income:	\$0		\$0	
	Property Square Footage:	3,700			
	Total Estimate Gross Income (EGI):			\$65,856	

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$538	\$6,450	1,290.00	9.79
Insurance	\$250	\$3,000	600.00	4.56
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair			n/a	
Management			n/a	
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$110	\$1,317	263.40	2

Total Expenses

Monthly: \$897

Annual: \$10,767

% of Income: 16.35%

VALUATION & CAP RATE

Property Value or Sale Price: \$575,042

Property CAP Rate: 9.58%

LOAN INFORMATION

Down Payment (20%): \$115,008

Loan Amount (80%): \$460,034

Interest Rate: 7.04%

Amortization Period: 20 Years

Monthly Payment: \$3,578

Annual Debt Services: \$42,932

Debt Coverage Ratio: 1.28