



Income Analysis

209 205 207 FRIEDHEIM RD UNIT A ROCK HILL SC 29730

Report courtesy of Ola van Zyl

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **209 205 207 FRIEDHEIM RD UNIT A ROCK HILL SC 29730**

Age of Property (Completion Year): **1981**

Site Area: **3,625 sq ft**

Gross Building Area: **3,625 sq ft**

INCOME

		Monthly	Annually
Property Income:	\$5,600		\$67,200
Additional Income:	\$0		\$0
Property Square Footage:			
Total Estimate Gross Income (EGI):			\$67,200



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EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$538	\$6,456	n/a	9.61
Insurance	\$250	\$3,000	n/a	4.46
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$250	\$3,000	n/a	4.46
Management			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$112	\$1,344	n/a	2

Total Expenses

Monthly: \$1,150

Annual: \$13,800

% of Income: 20.54%

VALUATION & CAP RATE

Property Value or Sale Price: \$575,000

Property CAP Rate: 9.29%

LOAN INFORMATION

Down Payment (25%): \$143,750

Loan Amount (75%): \$431,250

Interest Rate: 7.5%

Amortization Period: 30 Years

Monthly Payment: \$3,015

Annual Debt Services: \$36,184

Debt Coverage Ratio: 1.48