



# 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**

## INCOME

		Monthly	Annually
Property Income:	\$5,700		\$68,400
Additional Income:	\$0		\$0
Property Square Footage:			
Total Estimate Gross Income (EGI):			\$68,400



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## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$833	\$10,000	n/a	14.62
Insurance	\$208	\$2,500	n/a	3.65
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$600	\$7,200	n/a	10.53
Management	\$456	\$5,472	n/a	8
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	

### Total Expenses

Monthly: \$2,098

Annual: \$25,172

% of Income: 2%

## VALUATION & CAP RATE

Property Value or Sale Price: \$500,000

Property CAP Rate: 8.65%

## LOAN INFORMATION

Down Payment (25%): \$125,000

Loan Amount (75%): \$375,000

Interest Rate: 8%

Amortization Period: 30 Years

Monthly Payment: \$2,752

Annual Debt Services: \$33,019

Debt Coverage Ratio: 1.31