

SUMMARY

Analysis Type: Selling
Property Type: Multi-Family
Address: 2241 indian cross trail matthews nc 28104
Age of Property (Completion Year): 1994
Site Area: 2,987 sq ft
Gross Leasable Area: 2,987 sq ft

INCOME

	Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
2-bedroom		1	1,657 (\$1.75)	\$2,900	\$34,800
3-bedroom		1	1,330 (\$0.00)	\$0	\$0
Totals:		2	2,987	\$2,900	\$34,800
TOTAL INCOME:				\$2,900	\$34,800
Vacancy Rate:		2%		(\$-58)	(\$-696)
			Monthly		Annually
Property Income:		\$2,900		\$34,800	
Additional Income:		\$0		\$0	
Property Square Footage:		2,987			
Total Estimate Gross Income (EGI):				\$34,104	

EXPENSES

Total Expenses
Monthly: \$300 Annual: \$3,600 % of Income: 10.56%

VALUATION & CAP RATE

Property Value or Sale Price: \$508,400 Property CAP Rate: 6.00%

LOAN INFORMATION

Down Payment (25%): \$127,100 Loan Amount (75%): \$381,300
Interest Rate: 6.25% Amortization Period: 30 Years Monthly Payment: \$2,348
Annual Debt Services: \$28,173 Debt Coverage Ratio: 1.08