

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **356 CHARLOTTE AVE ROCK HILL**



INCOME

	Monthly	Annually
Property Income:	\$11,146	\$133,753
Additional Income:	\$956	\$11,475
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$133,753

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$813	\$9,756	n/a	6.72
Insurance	\$375	\$4,500	n/a	3.1
Utilities	\$500	\$6,000	n/a	4.13
Bookings	\$333	\$4,000	n/a	2.75
Water & Sewer	\$333	\$4,000	n/a	2.75
Cleaning	\$956	\$11,472	n/a	7.9
Maintenance & Repair	\$250	\$3,000	n/a	2.07
Management - Ownerrez software	\$120	\$1,440	n/a	0.99
Misc	\$150	\$1,800	n/a	1.24
Reserves	\$242	\$2,904	n/a	2

Total Expenses

Monthly: **\$4,073**

Annual: **\$48,872**

% of Income: **33.65%**

VALUATION & CAP RATE

Property Value or Sale Price: \$925,000

Property CAP Rate: 10.42%

LOAN INFORMATION

Down Payment (25%): \$231,250

Loan Amount (75%): \$693,750

Interest Rate: 7.5%

Amortization Period: 30 Years

Monthly Payment: \$4,851

Annual Debt Services: \$58,210

Debt Coverage Ratio: 1.66