

SUMMARY

Analysis Type: **Selling**

Property Type: **Multi-Family**

Address: **5032 Bahama Dr Kannapolis NC 28081**

Age of Property (Completion Year): **1970**

Site Area: **816 sq ft**

Gross Leasable Area: **1,200 sq ft**

INCOME

		Monthly	Annually
Property Income:	\$1,200		\$14,400
Additional Income:	\$0		\$0
Property Square Footage:	1,200		
Total Estimate Gross Income (EGI):			\$14,400

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$73	\$876	n/a	6.08
Insurance	\$83	\$996	n/a	6.92
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$75	\$900	n/a	6.25

Total Expenses

Monthly: \$231

Annual: \$2,772

% of Income: 19.25%

VALUATION & CAP RATE

Property Value or Sale Price: \$145,325

Property CAP Rate: 8.00%

LOAN INFORMATION

Down Payment (25%): \$36,331

Loan Amount (75%): \$108,994

Interest Rate: 7.5%

Amortization Period: 30 Years

Monthly Payment: \$762

Annual Debt Services: \$9,145

Debt Coverage Ratio: 1.27