

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Multi-Family**  
**Address: 536 CHARLOTTE AVE, ROCK HILL**  
**Age of Property (Completion Year): 1930**  
**Site Area: 3,319 sq ft**  
**Gross Building Area: 3,319 sq ft**  
**Gross Leasable Area: 3,319 sq ft**

## INCOME

	Monthly	Annually
Property Income:	\$12,083	\$145,000
Additional Income:	\$0	\$0
Property Square Footage:	3,319	
Total Estimate Gross Income (EGI):		\$145,000

## EXPENSES

### Total Expenses

Monthly: \$2,654

Annual: \$31,851

% of Income: 21.97%

## VALUATION & CAP RATE

Property Value or Sale Price: \$999,999

Property CAP Rate: 11.31%

## LOAN INFORMATION

Down Payment (25%): \$250,000

Loan Amount (75%): \$749,999

Interest Rate: 8%

Amortization Period: 20 Years

Monthly Payment: \$6,273

Annual Debt Services: \$75,280

Debt Coverage Ratio: 1.5