

SUMMARY

Analysis Type: Selling
Property Type: Multi-Family
Address: 536 CHARLOTTE AVE, ROCK HILL
Age of Property (Completion Year): 1938
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:	\$11,146	\$133,752
Additional Income:	\$956	\$11,475
Property Square Footage:	3,319	
Total Estimate Gross Income (EGI):		\$133,752

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
Maintenance & Repair	\$250	\$3,000	n/a	2.07
Misc	\$150	\$1,800	n/a	1.24
Cleaning	\$956	\$11,472	n/a	7.9
Bookkeeping	\$333	\$3,996	n/a	2.75
Supplies	\$89	\$1,068	n/a	0.74

Total Expenses

Monthly: \$3,466 Annual: \$41,592 % of Income: 28.64%

VALUATION & CAP RATE

Property Value or Sale Price: \$999,999 Property CAP Rate: 10.36%

LOAN INFORMATION

Down Payment (%):

Loan Amount (%):

Interest Rate: 8%

Amortization Period: 20 Years

Monthly Payment:

Annual Debt Services:

Debt Coverage Ratio: