

SUMMARY

Analysis Type: Buying
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:	\$12,250	\$147,000
Additional Income:	\$956	\$11,475
Property Square Footage:	3,319	
Total Estimate Gross Income (EGI):		\$147,000

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$813	\$9,756	n/a	6.16
Insurance	\$375	\$4,500	n/a	2.84
Utilities	\$500	\$6,000	n/a	3.79
Maintenance & Repair	\$250	\$3,000	n/a	1.89
Misc	\$150	\$1,800	n/a	1.14
Cleaning	\$956	\$11,472	n/a	7.24
Bookkeeping	\$333	\$3,996	n/a	2.52
Supplies	\$89	\$1,068	n/a	0.67

Total Expenses

Monthly: \$3,466

Annual: \$41,592

% of Income: 26.25%

VALUATION & CAP RATE

Property Value or Sale Price: \$999,999

Property CAP Rate: 11.69%

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: 1.55