

## 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**

## INCOME

	Monthly	Annually
Property Income:	\$12,102	\$145,227
Additional Income:	\$0	\$0
Property Square Footage:	3,319	
<b>Total Estimate Gross Income (EGI):</b>		<b>\$145,227</b>

## 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
Bookings	\$334	\$4,008	n/a	2.76
Supplies	\$89	\$1,068	n/a	0.74
Misc	\$150	\$1,800	n/a	1.24
Reserves	\$245	\$2,940	n/a	2.02

### Total Expenses

Monthly: \$2,756

Annual: \$33,072

% of Income: 22.77%

## VALUATION & CAP RATE

Property Value or Sale Price: \$999,999

Property CAP Rate: 11.22%

## LOAN INFORMATION

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**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: 1.49**