

SUMMARY

Analysis Type: **Buying**
 Property Type: **Office**
 Address: **6165 Meadow Rose Ln Charlotte NC 28215**
 Age of Property (Completion Year): **1986**
 Site Area: **883 sq ft**
 Gross Building Area: **883 sq ft**



INCOME

	Monthly	Annually
Property Income:	\$1,450	\$17,400
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$17,400

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$93	\$1,114	6.4
Insurance	\$25	\$300	1.72
HOA	\$334	\$4,008	23.03

Total Expenses

Monthly: \$452 Annual: \$5,422 % of Income: 31.16%

VALUATION & CAP RATE

Property Value or Sale Price: \$145,000 Property CAP Rate: 8.26%

LOAN INFORMATION

Down Payment (25%): \$36,250 Loan Amount (75%): \$108,750
 Interest Rate: 7% Amortization Period: 30 Years Monthly Payment: \$724
 Annual Debt Services: \$8,682 Debt Coverage Ratio: 1.38