

562-110,000

Annual Property Operating Data

Property Name \_\_\_\_\_  
 Location \_\_\_\_\_  
 Type of Property \_\_\_\_\_  
 Size of Property \_\_\_\_\_ (sf/Units)

Purchase Price 300,000 \$  
 Plus Acquisition Costs 6,000  
 Plus Loan Fees/Costs 105,000  
 Less Mortgages 200,000  
 Equals Initial Investment > 111,000

Purpose of Analysis BROKERS FORECAST

Assessed/Appraised Values \$ 75,000 25%  
 Land \$ 225,000  
 Improvements IF FURNITURE  
 Personal Property \_\_\_\_\_  
 Total \_\_\_\_\_

Adjusted Basis as of \_\_\_\_\_

	Balance	Periodic Payment	Pmts/ Yr	Interest	Amort Period	Loan Term
1st	_____	_____	_____	_____	_____	_____
2nd	_____	_____	_____	_____	_____	_____

650  
 2600  
 12  
 52  
 26  
 31,200  
 5  
 1560  
 31,200  
 11,500  
 29,640

ALL FIGURES ARE ANNUAL	\$/sf or \$/Unit	% of GOI	COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME	<u>31,200</u>		<u>650 x 4 = 2600 x 12</u>
2 Less: Vacancy & Cr. Losses		<u>(1560 % of PRI)</u>	
3 EFFECTIVE RENTAL INCOME			
4 Plus: Other Income (Collectable)	<u>\$ 0</u>		
5 GROSS OPERATING INCOME	<u>29,640</u>		
6 OPERATING EXPENSES:			
7 Real Estate Taxes	<u>3000-</u>		
8 Personal Property Taxes	<u>N/A</u>		
9 Property Insurance	<u>1500-</u>		
10 Off Site Management	<u>2075</u>		
11 Payroll			
12 Expenses/Benefits	<u>2964</u>		
13 Taxes/Workers' Compensation			
14 Repairs and Maintenance	<u>2400</u>		
Utilities:	<u>460</u>		
15			
16 TRASH	<u>2400-</u>		
17	<u>600-</u>		
18 SEWER	<u>1680-</u>		
19 Accounting and Legal			
20 Licenses/Permits	<u>-</u>		
21 Advertising	<u>-</u>		
22 Supplies	<u>1200</u>		
23 Miscellaneous Contract Services:			
24	<u>BULLS 1200</u>		
25	<u>LAND 1200</u>		
26			
27			
28	<u>H/W 1500</u>		
29 TOTAL OPERATING EXPENSES		<u>29078</u>	
30 NET OPERATING INCOME			
31 Less: Annual Debt Service		<u>+562</u>	
32 Less: Participation Payments			
33 Less: Leasing Commissions			
34 Less: Funded Reserves			
35 CASH FLOW BEFORE TAXES			

Nb NOI/SALES PRICE  
 .00187