

Purpose				Annual Property Operating Data			
Name			Date				
Location			Price	\$	OR	\$	per unit
Property Type			DownPayment	\$		\$	per sq ft
	units		Acquisition/Stabilization	\$			
	sq ft		Investment	\$			
Assessed/Appraised Values			Base	\$		\$	per sq ft
Land		%	Existing	Balance	Payment	Int	Yrs
Improvement		%	1st	\$	\$	%	
Personal Prop		%	2nd	\$	\$	%	
TOTAL		%					
Adjusted Basis			Potential				
as of			1st	\$	\$	%	
			2nd	\$	\$	%	
			TOTALS	\$	\$		
ALL FIGURES ANNUAL		\$ per or	% of GPI			COMMENTS/FOOTNOTES	
Scheduled Rental Income				\$		Avg per	\$
+ Other Income				\$		Avg per	\$
Gross Potential Income				\$		Avg per	\$
- Vacancy & Cr. Losses		%		\$		units	\$
<b>5 GROSS OPERATING INCOME</b>				\$		units	\$
<b>OPERATING EXPENSES:</b>							
6 Real Estate Taxes		\$	%	\$			
7 Personal Property Taxes		\$	%	\$			
8 Property Insurance		\$	%	\$			
9 Off Site Management	% of GOI	\$	%	\$			
10 Onsite Personnel / Janitorial		\$	%	\$			
11 Expenses/Benefits		\$	%	\$			
12 Taxes/Workman's Comp		\$	%	\$			
13 Repairs and Maint		\$	%	\$			
Utilities:		\$	%	\$			
14 fuel		\$	%	\$			
15 water/sewer		\$	%	\$			
16 electric		\$	%	\$			
17 phone & internet		\$	%	\$			
18 Accounting and Legal		\$	%	\$			
19 Leasing Commissions		\$	%	\$			
20 Advert/Lic/Permits		\$	%	\$			
21 Supplies		\$	%	\$			
22 Miscellaneous		\$	%	\$			
<b>CONTRACT SERVICES</b>		\$	%	\$			
23 lawn/snow/Rec		\$	%	\$			
24 refuse		\$	%	\$			
25 Pest Control		\$	%	\$			
26 Lot Sweeping		\$	%	\$			
27		\$	%	\$			
28 RESERVE		\$	%	\$			
<b>29 TOTAL OPERATING EXPENSES</b>		\$	%	\$			per unit
<b>30 NET OPERATING INCOME</b>		\$	%	\$			Cap
31 Less: Annual Debt Service		\$	%	\$			DCR
<b>32 CASH FLOW BEFORE TAXES</b>		\$	%	\$			ConC
*information herein deemed reliable but not warranted*							
	Capitalize NOI @	%		\$		\$	psf