

Annual Property Operating Data

Property Name _____
 Location _____
 Type of Property _____
 Size of Property _____ (sf/Units)
 Purpose of Analysis _____

Purchase Price _____
 Plus Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages _____
 Equals Initial Investment _____

Assessed/Appraised Values
 Land _____
 Improvements _____
 Personal Property _____
 Total _____
 Adjusted Basis as of _____

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

ALL FIGURES ARE ANNUAL	\$/sf or \$/Unit	% of GOI	COMMENTS/FOOTNOTES			
1 POTENTIAL RENTAL INCOME	_____					
2 Less: Vacancy & Cr. Losses		(_____ % of PRI)				
3 EFFECTIVE RENTAL INCOME						
4 Plus: Other Income (Collectable)						
5 GROSS OPERATING INCOME						
6 OPERATING EXPENSES:						
7 Real Estate Taxes	_____					
8 Personal Property Taxes	_____					
9 Property Insurance	_____					
10 Off Site Management	_____					
11 Payroll	_____					
12 Expenses/Benefits	_____					
13 Taxes/Workers' Compensation	_____					
14 Repairs and Maintenance	_____					
Utilities:	_____					
15 _____	_____					
16 _____	_____					
17 _____	_____					
18 _____	_____					
19 Accounting and Legal	_____					
20 Licenses/Permits	_____					
21 Advertising	_____					
22 Supplies	_____					
23 Miscellaneous Contract Services:	_____					
24 _____	_____					
25 _____	_____					
26 _____	_____					
27 _____	_____					
28 _____	_____					
29 TOTAL OPERATING EXPENSES	_____					
30 NET OPERATING INCOME	_____					
31 Less: Annual Debt Service	_____					
32 Less: Participation Payments	_____					
33 Less: Leasing Commissions	_____					
34 Less: Funded Reserves	_____					
35 CASH FLOW BEFORE TAXES	_____					

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: _____
 Prepared by: _____