

ANNUAL PROPERTY OPERATING DATA

Purpose: _____
 Name: _____
 Location: 731 South Bragaw
 Type of Property: 10 plex
 Assessed/Appraised Values
 Land \$ _____ %
 Improvement \$ _____ %
 Personal Property \$ _____ %
 Total \$ _____ 100%
 Adjusted basis as of \$ _____

Date: \$ _____
 Price: \$ _____
 Loans: \$ _____
 Equity: \$ _____

Existing	Balance	Payment	# Pymt/year	Interest	Term
1st	\$ _____	_____	_____	_____ %	_____
2nd	\$ _____	_____	_____	_____ %	_____
3rd	\$ _____	_____	_____	_____ %	_____
Potential					
1st	\$ <u>439,000</u>	<u>3108</u>	<u>37296</u>	<u>7.625</u> %	_____
2nd	\$ _____	_____	_____	_____ %	_____

		%	2		3		Comments
1	SCHEDULED RENTAL INCOME				76	800	
2	Less: Vacancy & Credit Losses				(3)	(840)	
3	EFFECTIVE RENTAL INCOME				72	960	
4	Plus: Other Income				2	100	laundry
5	GROSS OPERATING INCOME				75	060	
6	Less: Operating Expenses						
7	Accounting & Legal			500			estimate
8	Advertising, Licenses & Permits						
9	Property Insurance		3	972			seller provided
10	Property Management						
11	Payroll-Resident Manager						
12	Other						
13	Taxes-Worker's Compensation						
14	Personal Property Taxes						
15	Real Estate Taxes		6	000			seller provided
16	Repairs & Maintenance		1	200			estimate
17	Services-Elevator						
18	Janitorial						
19	Lawn						
20	Other						
21	Supplies						
22	Utilities-Electricity		5	040			seller provided
23	Gas & Oil		1	656			seller provided
24	Sewer & Water		2	820			seller provided
25	Telephone						
26	Refuse			720			seller provided
27	Other						
28	Miscellaneous						
29	TOTAL OPERATING EXPENSES				21	908	
30	NET OPERATING INCOME				53	152	
31	Less: Annual Debt Service				37	296	
32	CASH FLOW BEFORE TAXES				15	856	

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