

Annual Property Operating Data

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

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

Purpose of Analysis _____

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	_____	_____	_____	_____	_____	_____

