

Annual Property Operating Data

Property Name _____
 Location _____
 Type of Property _____
 Size of Property _____ (Sq. Ft./Units)
 Purpose of analysis _____

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

Assessed/Appraised Values

Land 0 _____
 Improvements 0 _____
 Personal Property 0 _____
 Total 0 100% _____

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	_____	_____	12	_____	_____	_____
2nd	_____	_____	12	_____	_____	_____

Adjusted Basis as of: _____

	ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	%	COMMENTS/FOOTNOTES
			of GOI	
1	POTENTIAL RENTAL INCOME	_____	_____	_____
2	Less: Vacancy & Cr. Losses	_____	(7.% of PRI)	_____
3	EFFECTIVE RENTAL INCOME	_____	_____	_____
4	Plus: Other Income (collectable)	_____	_____	_____
5	GROSS OPERATING INCOME	_____	_____	_____
	OPERATING EXPENSES			
7	Real Estate Taxes	_____	_____	_____
8	Personal Property Taxes	_____	_____	_____
9	Property Insurance	_____	_____	_____
10	Off Site Management	_____	_____	_____
11	Payroll	_____	_____	_____
12	Expenses/Benefits	_____	_____	_____
13	Taxes/Worker's 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	_____	_____	_____