

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 | _____ | | | | | |

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Prepared for: _____
 Prepared by: _____