

Annual Property Operating Data

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

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

Assessed/Appraised Values
 Land _____
 Improvements _____
 Personal Property _____
 Total _____ 100%

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

Adjusted Basis as of: _____

ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	%				
		of GOI	COMMENTS/FOOTNOTES			
POTENTIAL RENTAL INCOME	_____					
Less: Vacancy & Cr. Losses		(_____ % of PRI)				
EFFECTIVE RENTAL INCOME						
Plus: Other Income (collectable)						
GROSS OPERATING INCOME						
OPERATING EXPENSES:						
Real Estate Taxes	_____	_____	_____			
Personal Property Taxes	_____	_____	_____			
Property Insurance	_____	_____	_____			
Off Site Management	_____	_____	_____			
Payroll	_____	_____	_____			
Expenses/Benefits	_____	_____	_____			
Taxes/Worker's Compensation	_____	_____	_____			
Repairs and Maintenance	_____	_____	_____			
Utilities:						
_____	_____	_____	_____			
_____	_____	_____	_____			
_____	_____	_____	_____			
Accounting and Legal	_____	_____	_____			
Licenses/Permits	_____	_____	_____			
Advertising	_____	_____	_____			
Supplies	_____	_____	_____			
Miscellaneous Contract Services:	_____	_____	_____			
_____	_____	_____	_____			
_____	_____	_____	_____			
_____	_____	_____	_____			
TOTAL OPERATING EXPENSES	_____	_____	_____			
NET OPERATING INCOME						
Less: Annual Debt Service						
Less: Participation Payments						
Less: Leasing Commissions						
Less: Funded Reserves						
CASH FLOW BEFORE TAXES						

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Prepared for: _____
 Prepared by: _____