

# 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	15% DEFAULT
Improvements	0	85% DEFAULT
Personal Property	0	
Total	0	

Adjusted Basis as of: \_\_\_\_\_

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

ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1 <b>POTENTIAL RENTAL INCOME</b>		<--fill in \$/sf-or-Potential Rent-->		
2 Less: Vacancy & Cr. Losses		( 7.% of PRI )		
3 <b>EFFECTIVE RENTAL INCOME</b>				
4 Plus: Other Income (collectable)				
5 <b>GROSS OPERATING INCOME</b>				
OPERATING EXPENSES:	<b>\$/SQ FT Column</b>	<b>% of GOI Column</b>	<b>Expense Column</b>	
7 Real Estate Taxes				If you enter an amount in the \$/SQ FT column it will be multiplied by the Size of Property and then entered into the Expense Column whereas if you enter a number in the % of GOI Column it will be multiplied by the Gross Operating Income (line 5). Any entry in the \$/SQ FT column will negate an entry in the % of GOI Column.
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 Water/Sewer & misc repairs				
16				
17				
18				
19 Accounting and Legal				
20 Licenses/Permits				
21 Advertising				
22 Supplies				
23 Miscellaneous Contract Services:				
24				
25				
26				
27				
28				
29 <b>TOTAL OPERATING EXPENSES</b>				
30 <b>NET OPERATING INCOME</b>				
31 Less: Annual Debt Service				
32 Less: Participation Payments				
33 Less: Leasing Commissions				
34 Less: Funded Reserves				
35 <b>CASH FLOW BEFORE TAXES</b>				

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: \_\_\_\_\_  
 Prepared by: \_\_\_\_\_