

# 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: \_\_\_\_\_  
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