

# 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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