

Annual Property Operating Data

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

Purchase Price _____
 Acquisition Costs _____
 Loan Points _____
 Down Payment _____

Assessed/Appraised Values:

Land _____
 Improvements _____
 Personal Property _____
 Total _____
 Adjusted Basis _____
 as of _____

Existing	Balance	Payment	#Pmts.		
			Yr.	Interest	Term
1st					
2nd					
3rd					
Potential					
1st					
2nd					

ALL FIGURES ARE ANNUAL

COMMENTS/FOOTNOTES

1	POTENTIAL RENTAL INCOME	_____	_____
2	Plus: Other Income (affected by vacancy)	_____	_____
3	Less: Vacancy & Cr. Losses	_____	_____
4	EFFECTIVE RENTAL INCOME	_____	_____
5	Plus: Other Income (not affected by vacancy)	_____	_____
6	GROSS OPERATING INCOME	_____	_____
	OPERATING EXPENSES:		
7	Real Estate Taxes	_____	_____
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	_____	_____	_____
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: Funded Reserves	_____	_____
33	Less: Leasing Commissions	_____	_____
34	Less: Capital Additions	_____	_____
35	CASH FLOW BEFORE TAXES	_____	_____

Prepared by _____