

Annual Property Operating Data

ADDRESS: 123 ABC Street
SALE PRICE: \$100,000

REVENUE:

	<i>Monthly</i>	<i>Yearly</i>
Unit #1	\$ 1,000.00	\$ 12,000.00
Unit #2	\$ -	\$ -
Unit #3	\$ -	\$ -
Unit #4	\$ -	\$ -
Unit #5	\$ -	\$ -
Unit #6	\$ -	\$ -
Unit #7	\$ -	\$ -
Unit #8	\$ -	\$ -
Unit #9	\$ -	\$ -
Unit #10	\$ -	\$ -
Unit #11	\$ -	\$ -
Unit #12	\$ -	\$ -
Unit #13	\$ -	\$ -
Unit #14	\$ -	\$ -
Unit #15	\$ -	\$ -

OPERATING EXPENSES:

	<i>Monthly</i>	<i>Yearly</i>
Real Estate Taxes:	\$ (125.00)	\$ (1,500.00)
Property Insurance:	\$ (66.67)	\$ (800.00)
Repairs & Maintenance:	\$ (41.67)	\$ (500.00)
Reserve for Replacement:	\$ -	\$ -
Lawn Care:	\$ -	\$ -
Snow Removal:	\$ -	\$ -
Trash:	\$ -	\$ -
Water & Sewer:	\$ -	\$ -
Electric:	\$ -	\$ -
Oil:	\$ -	\$ -
Gas:	\$ -	\$ -
HOA Monthly Fee	\$ -	\$ -
Other:	\$ -	\$ -
Other:	\$ -	\$ -
Other:	\$ -	\$ -
Other:	\$ -	\$ -

Gross Scheduled Income:	\$ 1,000.00	\$ 12,000.00
Less Vacancy: 5.00%	\$ 50.00	\$ (600.00)
GROSS OPERATING INCOME:	\$ 1,050.00	\$ 11,400.00

Leasing Fees	\$ -	\$ -
Management: 8.00%	\$ (80.00)	\$ (960.00)
TOTAL OPERATING EXPENSES:	\$ (313.33)	\$ (3,760.00)

MORTGAGE INFORMATION:

	<i>%</i>	<i>Amount</i>	<i>Rate</i>	<i>Term</i>	<i>Monthly P&I</i>
1st Loan	80.000000%	\$ 80,000.00	6.500%	30	(\$505.65)
2nd Loan	0.000000%	\$ -	5.000%	20	\$0.00
TOTAL:		\$ 80,000.00			\$ (505.65)

PROPERTY SUMMARY:

	<i>Monthly</i>	<i>Yearly</i>
GROSS OPERATING INCOME:	\$ 1,050.00	\$ 11,400.00
LESS TOTAL EXPENSES:	\$ (313.33)	\$ (3,760.00)
NET INCOME:	\$ 736.67	\$ 7,640.00
LESS TOTAL DEBT SERVICE:	\$ (505.65)	\$ (6,067.85)
CASH FLOW BEFORE TAXES:	\$ 231.01	\$ 1,572.15

DEBT COVERAGE RATIO:

RATIO:	1.26
CAP Rate	7.64%