*Complimentary Copy:*
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*Associate Broker*
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# APOD-Annual Property Operating Data

## Residential Income Property

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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Purpose: | *PROPOSED* | | GRM | 8.4 | Price: | 850,000 | |
| Name: | | | Cap Rate | 8.2% | Loan(s): | 0 | LTV |
| Location: | 86 W Esperanza Blvd | | # of Units | | Equity: | 850,000 | |
| | Green Valley AZ 85614 | | Input Date | | Zoning | | |
| Type of Property: | Office | | | | YOC | | |

| Assessed Values: | $ | % | Proposed Financing | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Priority | Balance | % rate | Mo/Pmt | Annual | Am. Period |
| Land | 335,196 | 52.6% | 1st | | | | | |
| Improvements | 301,947 | 47.4% | 2nd | | | | | |
| Personal Property | | 0.0% | 3rd | | | | | |
| Total | 637,143 | 100.0% | 4th | | | | | |
| CurrentTaxes: | 7765.7 | | Totals | 0 | | 0.00 | 0 | |
| Tax Rate: | 1.22% | | | | | | | |
| New taxes | 10,360 | | | | | | | |

| Income | % | $ | Per Unit | Comments |
|---|---|---|---|---|
| Gross Scheduled Income | 100.0% | $100,720 | #DIV/0! | #DIV/0! avg per unit per month |
| Less: Vacancy and collection losses | | 0 | #DIV/0! | 0.0 Vacant days |
| Effective Rental Income | 100.0% | 100,720 | #DIV/0! | 42624+19786 CAM=62410 |
| Plus: Other Income | 0.0% | | #DIV/0! | 26781+11528 CAM=38309 |
| Gross Operating Income | 100.0% | $100,720 | #DIV/0! | |
| **Expenses** | | | | |
| Accounting & Legal | 0.0% | | #DIV/0! | |
| Advertising, Licenses/permits | 0.0% | | #DIV/0! | |
| Garbage/rubbish | 0.0% | | #DIV/0! | |
| Insurance, property | 0.0% | | #DIV/0! | |
| Janitorial | 0.0% | | #DIV/0! | |
| Lawn | 0.0% | | #DIV/0! | |
| Miscellaneous | 31.1% | 31,314 | #DIV/0! | |
| Pest service | 0.0% | | #DIV/0! | |
| Pool Service | 0.0% | | #DIV/0! | |
| Property management-Professional | 0.0% | | #DIV/0! | |
| Property Management-Resident | 0.0% | | #DIV/0! | |
| Repairs and maintenance | 0.0% | | #DIV/0! | |
| Supplies | 0.0% | | #DIV/0! | |
| Taxes, Personal Property | 0.0% | | #DIV/0! | |
| Taxes, Real Estate | 0.0% | 0 | #DIV/0! | |
| Utilities-Electric | 0.0% | | #DIV/0! | |
| Utilities-Gas/oil | 0.0% | | #DIV/0! | |
| Utilities-Telephone | 0.0% | | #DIV/0! | |
| Utilities-Water/Sewer | 0.0% | | #DIV/0! | |
| Worker's Comp | 0.0% | | #DIV/0! | |
| Total Expenses | 31.1% | 31,314 | #DIV/0! | |
| **Cash Flow** | | | | |
| Net Operating Income | 68.9% | 69,406 | #DIV/0! | #DIV/0! |
| Less: Annual Debt Service | 0.0% | 0 | #DIV/0! | |
| Cash Flow before taxes | 68.9% | 69,406 | #DIV/0! | $5,784 Monthly Cash Flow |
| Debt Coverage Ratio | | 0.00 | | |
| **Cash on Cash Return** | **CONC** .............. | **8.2%** | | |

Remarks: