

Name: Stoll Financials
 Location: _____
 Type of Property: Multi-Family Property
 Size of Property: # Units: 5 SqFt
 Purpose: Owner's Statement Broker's Reconstructed
 Existing Financing Potential Financing
 Seller's Position Buyer's Position
 Forecast

ANNUAL PROPERTY OPERATING DATA

Date: _____
 Purchase Price: \$323,000
 Cost of Acquisition: _____
 Price Per Unit: \$64,600.00
 Down Payment: \$80,750.00

Existing Balance	Payment	#Pmts/Yr	Interest	Term
1st	-\$1,689			
2nd				
3rd				
Potential:				
1st	\$242,250			
2nd				

Assessed / Appraised Values		
Land	\$74,600	12.90%
Improvement	\$503,500	87.10%
Personal Property		0.00%
TOTAL	\$578,100	100%
Adjusted Basis as of	_____ \$	

	\$/sf or \$/unit	% of GOI	Comments/Footnotes
ALL FIGURES ANNUAL			
1 POTENTIAL RENTAL INCOME		\$ 34,500	Current Rents For 2 Bedrooms \$575 Per month
2 Less: Vacancy & Cr Losses		\$ -	Month to Month Leases.
3 EFFECTIVE RENTAL INCOME		\$ 34,500	
4 Plus: Other Income		\$ 2,680	Rents Not Raised In Years For 2 Bedroom
5 GROSS OPERATING INCOME		\$37,180	Units. Heat and Water Paid.
OPERATING EXPENSES:			
6 Real Estate Taxes	\$5,658		
7 Personal Property Taxes			
8 Property Insurance	\$3,531		
9 Off-site Management	\$0		
10 Payroll - Onsite Management			
11 Expenses / Benefits			
12 Taxes / Workers' Comp			
13 Repairs and Maintenance	\$1,300		
<i>Utilities</i>			
14 Electric	\$721		
15 Gas	\$1,874		
16 Water	\$1,237		
17 ALL COMMON COSTS			
18 Accounting and Legal	\$107		
19 RE Leasing Commissions			
20 Advertising/Licenses/Permits	\$0		
21 Supplies	\$0		
22 Miscellaneous			
<i>Contract Services:</i>			
23 Lawn & Snow	\$0		
24 Garbage	\$1,342		
25 Cleaning Payroll	\$0		
26 Exterminator	\$0		
27 Reserves			
28			
29 TOTAL OPERATING EXPENSES		\$15,770	45.71%
30 NET OPERATING INCOME		\$21,410	
31 Less: Annual Debt Service		\$0.00	
35 CASH FLOW BEFORE TAXES		\$21,410	

*Information deemed reliable but not guaranteed. Rates of return and cash flow are not warranted or guaranteed by seller or by broker. Past performance does not guaranty future results.

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ANNUAL PROPERTY OPERATING DATA

Date: _____
 Purchase Price: \$323,000
 Cost of Acquisition: _____
 Price Per Unit: \$64,600.00
 Down Payment: \$80,750.00

290
330

Existing Balance	Payment	#Pmts/Yr	Interest	Term
1st	- \$1,751			
2nd				
3rd				
Potential:				
1st	\$242,250			
2nd				

Assessed / Appraised Values		
Land	\$74,600	12.90%
Improvement	\$503,500	87.10%
Personal Property		0.00%
TOTAL	\$578,100	100%
Adjusted Basis as of	_____ \$	

ALL FIGURES ANNUAL	\$/sf or \$/unit	% of GOI	Comments/Footnotes
1 POTENTIAL RENTAL INCOME		\$ 45,000	
2 Less: Vacancy & Cr Losses		\$ 2,250	
3 EFFECTIVE RENTAL INCOME		\$ 47,250	
4 Plus: Other Income		\$ 2,680	
5 GROSS OPERATING INCOME		\$49,930	
OPERATING EXPENSES:			
6 Real Estate Taxes	\$5,658		
7 Personal Property Taxes			
8 Property Insurance	\$3,531		
9 Off-site Management	\$0		
10 Payroll - Onsite Management			
11 Expenses / Benefits			
12 Taxes / Workers' Comp			
13 Repairs and Maintenance	\$4,500		
<i>Utilities</i>			
14 Electric	\$721		
15 Gas	\$1,874		
16 Water	\$1,237		
17 ALL COMMON COSTS			
18 Accounting and Legal	\$107		
19 RE Leasing Commissions			
20 Advertising/Licenses/Permits	\$0		
21 Supplies	\$0		
22 Miscellaneous			
<i>Contract Services:</i>			
23 Lawn & Snow	\$2,866		
24 Garbage	\$1,342		
25 Cleaning Payroll	\$0		
26 Exterminator	\$0		
27 Reserves	\$1,500		
28			
29 TOTAL OPERATING EXPENSES		\$23,336	
30 NET OPERATING INCOME		\$26,594	
31 Less: Annual Debt Service		\$0.00	
35 CASH FLOW BEFORE TAXES		\$26,594	
		51.86%	
			8.23% Cap Rate

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Rent Roll

<u>Name</u>	<u>Rent</u>	<u>Lease Terms</u>
Frierson	\$ 575.00	Mo - Mo
Jones	\$ 575.00	Mo - Mo
Simpson	\$ 575.00	Mo - Mo
Vacant	\$ 575.00	Mo - Mo
Martz	\$ 575.00	Mo - Mo

Misc. Information

1. Age of boiler and water heater. 2008
2. Age of roof. 2020
3. Electrical Panels Updated and Apt. 5 rewired in 2008.
4. Age of AC (Mini Splits) 2008.

