Name: Stoll Financia	als		ANNUAL PROPERTY OPE	RATING DATA
Location:			Date:_	
Type of Property: Multi-Family	y Property		Purchase Price: _	\$323,000
Size of Property: # Units: 5			Cost of Acquisition:	Service Courses
Purpose: □Owner's Stalement	☐Broker's Reconstructed		Price Per Unit	\$64,600.00
□Existing Financing	☐Potential Financing		Down Payment:	\$80,750.00
□Seller's Position	☐Buyer's Position			
□Forecast	•			
Olectes			Assessed / Appr	
Existing Balance Payment	#Pmts/Yr Interest	Term	Land	\$74,600 12.90%
	in may in		Improvement	\$503,500 87.10%
		1	Personal Property	0.00%
2nd			TOTAL	\$578,100 100%
3rd			Adjusted Basis as of	\$
Potential:			Jagastea Basis as 51	
1st \$242,250				
2nd				
	\$/sf or	% of GOI	Comments/Foo	otnotes
ALL FIGURES ANNUAL	\$/unit			For 2 Bedrooms \$575 Per m
POTENTIAL RENTAL INCOME		\$ 34,500	Month to Month	
2 Less: Vacancy & Cr Losses		\$ -	Morian to Moria	1 200000
3 EFFECTIVE RENTAL INCOME		\$ 34,500	M . B.	d la Vaner For 3 Podroom
4 Plus: Other Income		\$ 2,680		d In Years For 2 Bedroom
5 GROSS OPERATING INCOME		\$37,180	Units. Heat and	i water Paid.
OPERATING EXPENSES:	***			
6 Real Estate Taxes	\$5,658			
7 Personal Property Taxes)=====		
	\$3,531			
8 Property Insurance	\$0			
9 Off-site Management			:	
o Payroll - Onsite Management			-	
1 Expenses / Benefits				
2 Taxes / Workers' Comp	44.000		-	
3 Repairs and Maintenance	\$1,300			
Utilities				
4 Electric	\$721		-	
5 Gas	\$1,874		-	
6 Water	\$1,237		-	
7 ALL COMMON COSTS			-	
B Accounting and Legal	\$107			
19 RE Leasing Commissions				
20 Advertising/Licenses/Permits	\$0			
	\$0			
21 Supplies	20			
22 Miscellaneous		-		
Contract Services:				
23 Lawn & Snow	\$0			
24 Garbane	\$1,342			

\$15,770

\$21,410

\$21,410

\$0.00

45.71%

*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.

29 TOTAL OPERATING EXPENSES

30 NET OPERATING INCOME

35 CASH FLOW BEFORE TAXES

31 Less:Annual Debt Service

25 Cleaning Payroll

26 Exterminator 27 Reserves 28 \$0

\$0

Name: Stoll Financ	cials		ANNUAL RECREATY CON	
Location:			ANNUAL PROPERTY OPE	RATING DATA
Type of Property: Multi-Fami	ly Property		Date:	- Version -
Size of Property: # Units: 5			Purchase Price:	\$323,000
Purpose: Cowner's Statement	☐Broker's Reconstructed		Cost of Acquisition:	
□Existing Financing	□Potential Financing		Price Per Unit	\$64,600.00
Seller's Position	☐Buyer's Position		Down Payment:	\$80,750.00
□Forecast	Doyer's Position			
Existing Balance Payment	#Pmts/Yr Interest	Term	Assessed / Appra	
1st -\$1,751	iii iiicay ii iiitciest	, етп	Land	\$74,600 12.90%
2nd			Improvement	\$503,500 87.10%
3rd			Personal Property	0.00%
Potential:			TOTAL	\$578,100 100 %
1st \$242,250			Adjusted Basis as of	\$
2nd				
2110	\$/sf or			
ALL FIGURES ANNUAL	135445441871	%		
1 POTENTIAL RENTAL INCOME	\$/unit	of GOI	Comments/Foot	
2 Less: Vacancy & Cr Losses		\$ 45,000		er month for two bedroom
3 EFFECTIVE RENTAL INCOME		\$ 2,250		pedrooms renting for \$75
		\$ 47,250	\$800 per month.	
4 Plus: Other Income		\$ 2,680	Laundry and Gara	ge Income
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			2	
13 Repairs and Maintenance	\$4,500			
Utilities				
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				
Contract Services:		-	-	
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	51 86%	

\$23,336

\$26,594

\$26,594

\$0.00

51.86%

8.23% Cap Rate

290 330

*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.

30 NET OPERATING INCOME

35 CASH FLOW BEFORE TAXES

31 Less:Annual Debt Service

Rent Roll

<u>Name</u>	<u>Rent</u>	Lease Terms	
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.

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