

# Annual Property Operating Data

Property Name 1332-1336 N. 2nd St  
 Location \_\_\_\_\_  
 Type of Property \_\_\_\_\_  
 Size of Property \_\_\_\_\_ (Sq. Ft./Units)

Purpose of analysis PROJECTED Income/Expenses

**Assessed/Appraised Values**

Land	0	15%
Improvements	0	85%
Personal Property	0	0%
<b>Total</b>	<b>0</b>	<b>100%</b>

Adjusted Basis as of 25-Sep-23

Purchase Price \_\_\_\_\_  
 Plus Acquisition Costs \_\_\_\_\_  
 Plus Loan Fees/Costs \_\_\_\_\_  
 Less Mortgages \_\_\_\_\_  
 Equals Initial Investment \_\_\_\_\_

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	_____	_____	12	_____	_____	_____
2nd	_____	_____	12	_____	_____	_____

ALL FIGURES ARE ANNUAL		\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1	<b>POTENTIAL RENTAL INCOME</b>			139,800	1332 2nd Floor - \$800/month
2	Less: Vacancy & Cr. Losses		( 7. % of PRI )	9,786	1332 3rd Floor - \$800/month
3	<b>EFFECTIVE RENTAL INCOME</b>			130,014	1334 2nd Floor - \$950/month
4	Plus: Other Income (collectable)			55,200	1336 2nd Floor - \$1,100/month
5	<b>GROSS OPERATING INCOME</b>			185,214	1336 3rd Floor - \$1,100/month
<b>OPERATING EXPENSES:</b>					
7	Real Estate Taxes			21,664	Parking - ~46 total spots
8	Personal Property Taxes				5 reserved for residential tenants
9	Property Insurance			2,519	12 reserved for commercial space
10	Off Site Management		5.00%	9,261	
11	Payroll				Parking Rentals - 29 spots - \$100/month
12	Expenses/Benefits				
13	Taxes/Worker's Compensation				Commercial Space - ~4,000 SF
14	Repairs and Maintenance		5.00%	9,261	\$12/SF plus utilities - includes 12 parking
<b>Utilities:</b>					
15	Water			5,058	
16	Gas			1,201	
17	Trash			1,823	
18	Electric - 1st floor and 2 apts			5,569	
19	Accounting and Legal				
20	Licenses/Permits				
21	Advertising				
22	Supplies				
23	Miscellaneous Contract Services:				
24					
25					
26					
27					
28					
29	<b>TOTAL OPERATING EXPENSES</b>			56,355	
30	<b>NET OPERATING INCOME</b>			128,859	
31	Less: Annual Debt Service				
32	Less: Participation Payments				
33	Less: Leasing Commissions				
34	Less: Funded Reserves				
35	<b>CASH FLOW BEFORE TAXES</b>			\$128,859	

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Prepared for: \_\_\_\_\_  
 Prepared by: \_\_\_\_\_