

Annual Property Operating Data

Property Name Burnside
 Location 428 NE Burnside Ave
 Type of Property MULTIFAMILY
 Size of Property 3,120 (Sq. Ft./Units)
 Purpose of analysis _____

Purchase Price _____
 Plus Acquisition costs _____
 Plus Loan Fees _____
 Less Mortgages _____
 Equals Initial Investment _____

Assessed/Appraised Values
 Land 0 15%
 Improvements (Class 1) 0 85%
 Improvements (Class 8) _____
 Improvements (Class 17) _____
 Total 0 100%

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	_____	_____	12	_____	0	0
2nd	_____	_____	12	_____	0	0

Adjusted Basis as of: 4-Nov-24

ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	% of GOI	COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME			71,880
2 Plus: Other Income (affected by vacancy)			
3 Less: Vacancy & Cr. Losses (_____ of _____)			
4 EFFECTIVE RENTAL INCOME			71,880
5 Plus: Other Income (not affected by vacancy)			
6 GROSS OPERATING INCOME			71,880
OPERATING EXPENSES:			
7 Real Estate Taxes			3,700
8			
9 Property Insurance			1,240
10 Off Site Management			
11 Payroll			
12 Expenses/Benefits			
13 Taxes/Worker's Compensation			
14 Repairs and Maintenance			600
Utilities:			
15 Water/Sewer			1,080
16			
17			
18			
19 Accounting and Legal			
20 Licenses/Permits			
21 Advertising			
22 Supplies			
23 Miscellaneous Contract Services:			
24 Management Fee			
25 Landscape			
26 Placement Fee			
27			
28			
29 TOTAL OPERATING EXPENSES			6,620
30 NET OPERATING INCOME			65,260
31 Less: Annual Debt Service			
32 Less: Funded Reserves			
33 Less: Leasing Commissions			
34 Less: Capital Additions			
35 CASH FLOW BEFORE TAXES			\$65,260

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Prepared by: Lisa Campbell Prepared for: _____

Cash Flow Analysis Worksheet

Property Name _____
 Prepared For _____
 Prepared By Lisa Campbell
 Date Prepared 4-Nov-24

Purchase Price _____
 Plus Acquisition Costs _____
 Plus Loan Fees _____
 Less Mortgages _____
 Equals Initial Investment _____

Mortgage Data			Soft Cost/Prepaid Expense Schedule			
	1st Mortgage	2nd Mortgage	Description	Amount	A or E*	Years to Allocate
Amount					A	
Interest Rate					A	
Amort Period (Yrs)	0	0			A	
Loan Term (Yrs)	0	0			E	
Payments Per Year*	12	12			E	
Periodic Payment					E	
Annual Debt Service					E	
Loan Fees					E	

* payments per year must be 1, 4, or 12

* Allocated or Expensed

Taxable Income

Year :	1	2	3	4	5
1 Potential Rental Income	71,880	74,036	76,257	78,545	80,902
2 +Other Income affected by vacancy					
3 -Vacancy & Credit Losses					
4 =Effective Rental Income	71,880	74,036	76,257	78,545	80,902
5 +Other Income not affected by vacancy					
6 =Gross Operating Income	71,880	74,036	76,257	78,545	80,902
7 -Operating Expenses	6,620	6,819	7,023	7,234	7,451
8 =NET OPERATING INCOME	65,260	67,218	69,234	71,311	73,451
9 -Interest - 1st Mortgage					
10 -Interest - 2nd Mortgage					
11 -Amortization: Soft Costs					
12 -Amortization: Loan Fees & Prepaid Expenses					
13 -Leasing Commissions					
14 =Taxable Income before CCA	65,260	67,218	69,234	71,311	73,451
15 -Allowable CCA					
16 =Real Estate Taxable Income	65,260	67,218	69,234	71,311	73,451
17 Tax Liability (Savings) at 42.0%					

Cash Flow

18 NET OPERATING INCOME (Line 8)	65,260	67,218	69,234	71,311	73,451
19 -Annual Debt Service					
20 -Funded Reserves					
21 -Leasing Commissions					
22 -Pre-Paid Expenses	-	-	-	-	-
23 =CASH FLOW BEFORE TAXES	65,260	67,218	69,234	71,311	73,451
24 -Tax Liability (Savings) (Line 16)					
25 =CASH FLOW AFTER TAXES					

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Alternative Cash Sales Worksheet

Mortgage Balances					
Year:	1	2	3	4	5
Principal Balance - 1st Mortgage					
Principal Balance - 2nd Mortgage					
TOTAL UNPAID BALANCE					

Calculation of Sale Proceeds			
PROJECTED SALES PRICE	<u>\$1,513,085</u>	<u>\$1,441,033</u>	<u>\$1,375,531</u>
	(At 5.0% cap)	(At 5.25% cap)	(At 5.5% cap)

RECAPTURED CAPITAL COST ALLOWANCE (RCCA)

1 Acquisition Price	-	-	-
2 -Total Allocated Soft Costs			
3 -Original Land Allocation			
4 =Improvement Allocation at Purchase			
5 +Capital Additions			
6 -CCA Taken			
7 =UCC Improvements at Sale			
8 Improvement Allocation on Sale			
9 Lesser of Line 4 or Line 8			
10 -UCC Improvements at Sale (Line 7)			
11 =RCCA			

ADJUSTED COST BASE

12 Acquisition Price	-		
13 -Soft Costs Allocated			
14 +Capital Additions			
15 +Unamortized Allocated Soft Costs			
16 -Partial Sales			
17 =ACB at Sale			

GAIN OR CAPITAL GAIN

18 Sale Price			
19 -ACB at Sale (Line 17)			
20 -Costs of Sale			
21 =Gain or Capital Gain			
22 -Capital Gain Exemption			
23 =Capital Gain			
24 -Taxable Capital Gain -- 00% of Line 23	-	-	-

TAX LIABILITY ON SALE

25 RCCA (Line 11)			
26 +Gain OR Taxable Capital Gain			
27 -Unamortized Loan Fees & Prepaid Expenses			
28 =Taxable Income on Sale			
29 Tax Liability On Sale -- 42% of Line 24			

SALES PROCEEDS

30 Sale Price (Line 18)	<u>1,513,085</u>	<u>1,441,033</u>	<u>1,375,531</u>
31 -Costs of Sale (Line 20)	<u>26,931</u>	<u>25,648</u>	<u>24,483</u>
32 -Mortgage Balances			
33 =Sales Proceeds Before Tax	<u>1,486,154</u>	<u>1,415,385</u>	<u>1,351,048</u>
34 -Tax Liability on Sale (Line 30)			
35 =SALE PROCEEDS AFTER TAX	<u>\$1,486,154</u>	<u>\$1,415,385</u>	<u>\$1,351,048</u>