

# The Opportunity Evaluator™

CONFIDENTIAL

Farview

## Physical Property Information

Type of Property		
Property Name	6 Fairview Lebanon, Ohio	
Address		
City, State, Zip	Cincinnati, Ohio	
Property Size	(Rentable Sq.Ft.)	(Units)
Year Built		
Actual Age		
Unit Mix	2Bd	
Property Condition	Good	
Parking Lot Cond.	Good	
Who pays utilities?	Tenant Pays Heat and Electric	
How is it heated?		
Age of roof(s)		
Age of windows		
Garages ?		

## Acquisition Information

Purchase Price	2,500,000	Price Per Square Foot
- Mortgages (enter info below)	- 1,760,000	
+ Loan Points ( )	+ 0	Price Per Unit
+ Acquisition Costs	+ 0	125,000.00
= Initial Investment	= 740,000	

## Financing Information / Assumptions

Initial Loan	Periodic Payment	# Payments Per Year	Interest Rate	Amort. Period (Yrs)	Loan Term (Yrs)
1st 1,760,000	10,552.09	12	6.000%	30	25
2nd					
3rd					

Gross Potential Rental Income Calculator (If GPRI already known, enter here: )					
Office/Retail/Warehouse	Apartments	# Units	Monthly Rent	Annual Rent	
Rentable Square Feet	Studio	0			
	1/1	0			
	2/1	20	1,250	300,000	
	3/1	0			
	Annual Total:	20	Total Rent:	300,000	

## Income / Expense Analysis

ALL FIGURES ANNUAL	\$ Total	\$ / Sq.Ft.	\$ / Unit	% GOI	% Op Exp	Comments
<b>1 GROSS POTENTIAL RENTAL INCOME</b>	300,000		15,000.00			
2 - Vacancy & Credit Loss ( 5% %)	15,000		750.00			
3 - Other Income (affected by vacancy)						
<b>4 = EFFECTIVE RENTAL INCOME</b>	285,000		14,250.00			
5 + Other Income (NOT affected by vacancy)						
<b>6 = GROSS OPERATING INCOME</b>	285,000		14,250.00			
<b>OPERATING EXPENSES</b>						
7 Real Estate Taxes	14,802		740.10	5.2%	22.8%	
8 Personal Property Taxes						
9 Property Insurance	8,889		444.45	3.1%	13.7%	
10 Management						
11 Payroll						
12 Expenses / Benefits ( 5% %)						
13 Taxes / Worker's Comp ( 8% %)						
14 Repairs and Maintenance: Materials	10,000		500.00	3.5%	15.4%	
15 Labor	15,000		750.00	5.3%	23.1%	
16 Utilities: Phone						
17 Gas						
18 Electric						
19 Water	1,302		65.10	0.5%	2.0%	
20 Sewer						
21 Accounting and Legal	3,000		150.00	1.1%	4.6%	
22 Licenses / Permits						
23 Advertising						
24 Supplies						
25 Contract Services: Trash	504		25.20	0.2%	0.8%	"What If..."
26 Lawn care	5,000		250.00	1.8%	7.7%	Cap Rate is:
27 Landscaping						6.0%
28 Snow removal	1,500		75.00	0.5%	2.3%	Value is:
29 Other/Misc: Pest, Misc	5,000		250.00	1.8%	7.7%	3,666,717
<b>30 TOTAL OPERATING EXPENSES</b>	64,997		3,249.85	22.8%	100.0%	<b>Sale Cash Out (pre-tax)</b>
						1,906,717
<b>31 NET OPERATING INCOME</b>	220,003		11,000.15	DCR - BANK	CAP Rate	<b>Re-Fi %</b>
32 - Annual Debt Service	126,625		6,331.25	1.737	8.8%	
33 - Funded Reserves	0		0.00			<b>Re-Fi Proceeds</b>
34 - Leasing Commissions	0		0.00	DCR - INV		
35 - Capital Additions	0		0.00	1.737		<b>Re-Fi Cash Out</b>
<b>36 = CASH FLOW BEFORE TAXES</b>	93,378		4,668.90			

© 2004 by Scheel Publishing LLC (SPL). All rights reserved. Reproduction in any form without the express written consent of SPL is prohibited.

Visit us on the web at [www.CreativeCommercialRealEstate.com](http://www.CreativeCommercialRealEstate.com)

LEAD DATE \_\_\_\_\_

LEAD SOURCE \_\_\_\_\_

ADDITIONAL NOTES \_\_\_\_\_