

Physical Property Information		Acquisition Information						
Type of Property		Purchase Price	2,500,000	Price Per Square Foot				
Property Name	6 Fairview Lebanon, Ohio	- Mortgages (enter info below)	- 1,760,000					
Address		+ Loan Points ()	+	Price Per Unit				
		+ Acquisition Costs	+	125,000.00				
City, State, Zip	Cincinnati, Ohio	= Initial Investment	= 740,000					
Property Size (Rentable Sq.Ft.)	(Units) 20	Financing Information / Assumptions						
Year Built		Initial Loan	Periodic Payment	# Payments Per Year	Interest Rate	Amort. Period (Yrs)	Loan Term (Yrs)	
Actual Age		Effective Age						
Unit Mix	2Bd	1st	1,760,000	10,552.09	12	6.000%	30	25
		2nd						
		3rd						
Property Condition	Good	Gross Potential Rental Income Calculator (If GPRI already known, enter here:)						
Parking Lot Cond.	Good	Office/Retail/Warehouse		Apartments		# Units	Monthly Rent	Annual Rent
Who pays utilities?	Tenant Pays Heat and Electric	Rentable Square Feet		Studio		0		
How is it heated?		Average Annual Rent/Sq.Ft.		1/1		0		
Age of roof(s)				2/1		20	1,250	300,000
Age of windows				3/1		0		
Garages ?		Annual Total:		Total Units:		20	Total Rent:	300,000

Income / Expense Analysis		ALL FIGURES ANNUAL	\$ Total	\$ / Sq.Ft.	\$ / Unit	% GOI	% Op Exp	Comments
1	GROSS POTENTIAL RENTAL INCOME		300,000		15,000.00			
2	- Vacancy & Credit Loss (5%)		15,000		750.00			
3	- Other Income (affected by vacancy)							
4	= EFFECTIVE RENTAL INCOME		285,000		14,250.00			
5	+ Other Income (NOT affected by vacancy)							
6	= GROSS OPERATING INCOME		285,000		14,250.00			
OPERATING EXPENSES								
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
30	TOTAL OPERATING EXPENSES		64,997		3,249.85	22.8%	100.0%	Sale Cash Out (pre-tax)
31	NET OPERATING INCOME		220,003		11,000.15	DCR - BANK	CAP Rate	1,906,717
32	- Annual Debt Service		126,625		6,331.25	1.737	8.8%	Re-Fi %
33	- Funded Reserves		0		0.00			Re-Fi Proceeds
34	- Leasing Commissions		0		0.00	DCR - INV		
35	- Capital Additions		0		0.00	1.737		Re-Fi Cash Out
36	= CASH FLOW BEFORE TAXES		93,378		4,668.90			

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ADDITIONAL NOTES			