

Annual Property Operating Data

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

Purpose of analysis ACTUAL Income/Expenses

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

Assessed/Appraised Values

Land	0	15%
Improvements	0	85%
Personal Property	0	0%
Total	0	100%

Adjusted Basis as of 25-Sep-23

	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 POTENTIAL RENTAL INCOME			39,540		1332 2nd Floor - \$720/month	
2 Less: Vacancy & Cr. Losses		(7. % of PRI)	2,768		1332 3rd Floor - \$750/month	
3 EFFECTIVE RENTAL INCOME			36,772		1334 2nd Floor - \$950/month	
4 Plus: Other Income (collectable)			6,600		1336 2nd Floor - vacant	
5 GROSS OPERATING INCOME			43,372		1336 3rd Floor - \$825/month	
OPERATING EXPENSES:						
7 Real Estate Taxes			21,664		Parking - 11 spots - \$50/month	
8 Personal Property Taxes						
9 Property Insurance			2,519		1st floor is owner occupied - no current rent	
10 Off Site Management		5.00%	2,169		Does not include any potential income from large parking lot next to building	
11 Payroll						
12 Expenses/Benefits						
13 Taxes/Worker's Compensation						
14 Repairs and Maintenance		5.00%	2,169			
Utilities:						
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 TOTAL OPERATING EXPENSES			42,171			
30 NET OPERATING INCOME			1,201			
31 Less: Annual Debt Service						
32 Less: Participation Payments						
33 Less: Leasing Commissions						
34 Less: Funded Reserves						
35 CASH FLOW BEFORE TAXES			\$1,201			