

Name: Boston House
 Location: 2131 Blairs Ferry Rd
 Type of Property: Multi-Family Property
 Size of Property: # Units: 12 SqFt
 Purpose: Owner's Statement Broker's Reconstructed
 Existing Financing Potential Financing
 Seller's Position Buyer's Position
 Forecast

ANNUAL PROPERTY OPERATING DATA

Date: _____
 Purchase Price: \$600,000
 Cost of Acquisition: _____
 Price Per Unit \$50,000.00
 Down Payment: \$150,000.00

Existing	Balance	Payment	#Pmts/Yr	Interest	Term
					1st
					2nd
					3rd
	Potential:				
					1st
					2nd

Assessed / Appraised Values	
Land	
Improvement	\$
Personal Property	
TOTAL	\$0
Adjusted Basis as of	\$

	\$/sf or \$/unit	%	of GOI	Comments/Footnotes
ALL FIGURES ANNUAL				
1 RENTAL INCOME			\$ 88,704	
2 Less: Vacancy & Cr Losses			\$ 4,435	
3 EFFECTIVE RENTAL INCOME			\$ 84,269	
4 Plus: Other Income			\$ 6,696	
5 GROSS OPERATING INCOME			\$90,965	
<i>OPERATING EXPENSES:</i>				
6 Real Estate Taxes	\$8,076			
7 Personal Property Taxes				
8 Property Insurance	\$9,436			Replacement Cost Coverage
9 Off-site Management	\$5,322			
10 Payroll - Onsite Management				
11 Expenses / Benefits				
12 Taxes / Workers' Comp				
13 Repairs and Maintenance	\$8,757			
<i>Utilities</i>				
14 Electric	\$1,824			
15 Gas	\$2,268			
16 Water	\$6,108			
17 ALL COMMON COSTS				
18 Accounting and Legal	\$250			
19 RE Leasing Commissions				
20 Advertising/Licenses/Permits	\$120			
21 Supplies	\$0			
22 Miscellaneous				
<i>Contract Services:</i>				
23 Lawn & Snow	\$2,140			
24 Garbage	\$1,716			
25 Cleaning Payroll	\$1,200			
26 Exterminator				
27 Reserves				
28				
29 TOTAL OPERATING EXPENSES			\$47,217	53.23%
30 NET OPERATING INCOME			\$43,748	
31 Less: Annual Debt Service				
35 CASH FLOW BEFORE TAXES				

*Information deemed reliable but not guaranteed. Rates of return and cash flow are not warranted or guaranteed by seller or by broker. Past performance does not guaranty future results.