					Ammiol	D	ronort	w One	ratio	no De	ata
Fernley Village				Annual Property Operating Data							
Location	210	Finst?	21			a 1	1.999.	999.	20		
Type of Property	MF					ф ф (1 2 2 2 1	41410	<u> </u>		and the state of t
Size of Property	843	32_		(Sq. Ft./Units)	Acquisition Costs						
					Loan Points	_					
Purpose	The state of the s				Down Payment	\$			#Pmts.		
Assessed/Appraised Values					Existing		Balance	Payment	/Yr.	Interest	Term
			\$		1st	\$		7.1			
and			\$		2nd	\$					
mprovements			\$								and the second of the se
Personal Property		-	Ψ			Po	tential			ň.	
Total					1st						_
Adjusted Basis as of:					2nd	\$					
		\$/SQ FT		%							
ALL FIGURES ARE ANNUAL		or \$/Unit		of GOI						FOOTNO	TES
POTENTIAL RENTAL INCOME						_\$		12	5,12	.4	
Plus: Other Income (affected by	vacancy)										
Less: Vacancy & Cr. Losses											
EFFECTIVE RENTAL INCOME						\$					
Plus: Other Income (not affected	by vacan	су)					The stay of the state of the st				Alexander and the second
GROSS OPERATING INCOME						\$		125	1124	1	
OPERATING EXPENSES:									157700755		
					\$			7,	977	Washington and the	
Real Estate Taxes					\$						
Personal Property Taxes					\$.0		4,	330		
Property Insurance					\$						
Off Site Management					\$	10					- Attention ()
Payroll Families					\$						
Expenses/Benefits					\$	-		NAME OF TAXABLE PARTY.			
Taxes/Worker's Compensation					\$	_		9,	605		
Repairs and Maintenance								20.000			
Utilities: Electnic					S			1.	499		
						_			447		
GAS					\$	-		1,	350		
WASTE			-			_			398	THE WAY	
WATER					\$	-					
Accounting and Legal					\$	-		Removal to Confession			
) Licenses/Permits	76				\$				A CONTRACTOR OF THE CONTRACTOR	ngrada in he-sari casa	No. of the Language Date
Advertising			-		\$	_					
2 Supplies					\$						
Miscellaneous Contract Services	s:				Ψ				762		
LATE Fees	<u></u>				\$	-					
5					\$						
5					\$	_		Maria Saul			
7			_		- \$						
B BEENTING EVEENER						- ;	\$	2	936	08	Marie Santa
TOTAL OPERATING EXPENSE	E0			ж		-	\$		756		ACCOUNTS OF THE PARTY OF THE PA
NET OPERATING INCOME		-				-					
1 Less: Annual Debt Service						-	\$				
2 Less: Funded Reserves		-	-			******	\$				
3 Less: Leasing Commissions						-	\$				
						-	Ψ				-
4 Less: Capital Additions 5 CASH FLOW BEFORE TAXES	257										

from sources we believe accurate. Buyers to verify all information.

SNR® 01/23 **APOD 1/1** TRANSACTIONS

PRO FORMA						
Name	Februle	24 VILLA	ge Apts.	Annual	Proper	ty Operating Data
Location		FIRST				
Type of Property	MF			-1	\$ 1,999.	999.00
5AA (SE)	841		(Sq. Ft./Units)	Acquisition Costs		
Size of Property	0-1	300	(04.11./0/11.0)	Loan Points		
Purpose	2 - L. Z L.			Down Payment	\$	
				113,000 a SM - ANEW		#Pmts.
Assessed/Appraised Values				Existing	Balance	Payment /Yr. Interest Tern
Land			\$	1st_		
Improvements			\$	2nd	\$	
Personal Property			\$			
Total					Potential	
				1st	\$	
Adjusted Basis as of:		1000		2nd	\$	
		1,400				
ALL FIGURES ARE ANNIHAL		\$/SQ FT or \$/Unit	% of GOI			COMMENTS/FOOTNOTES
ALL FIGURES ARE ANNUAL POTENTIAL RENTAL INCOME					\$	134,000
Plus: Other Income (affected by	vacanov)			•		
	vacaricy)					
Less: Vacancy & Cr. Losses					\$	
EFFECTIVE RENTAL INCOME	To the second second				Ψ	
Plus: Other Income (not affected	by vacan	icy)		89	\$	
GROSS OPERATING INCOME				20	<u> </u>	
OPERATING EXPENSES:				\$		7977
Real Estate Taxes				\$	9)	
Personal Property Taxes				<u>Φ</u>	€3	4330
Property Insurance				\$		
Off Site Management				\$		
Payroll				\$		
Expenses/Benefits				\$		
3 Taxes/Worker's Compensation				•		9600
Repairs and Maintenance				Ψ	-	
Utilities:				C		1499
<u>Electnic</u>				<u>\$</u>	200 	1447
6A5				<u>¢</u>	-	1350
WASTE				2	-	2398
WATER		-		Φ	<u>.</u>	7940
Accounting and Legal				<u>Ф</u>	<u></u>	
) Licenses/Permits				₽	-	
Advertising				<u> </u>		
2 Supplies				<u>\$</u>	S n	
3 Miscellaneous Contract Services	S:			Ф		762
1_Late fees				<u>^</u>	-	
5		_		\$		
6		-		ф		
7				- *	-	
8			• •	Φ	- ¢	29.363
9 TOTAL OPERATING EXPENSE	:S				\$	104,637
NET OPERATING INCOME			-		Ψ	10-11
1 Less: Annual Debt Service					•	
2 Less: Funded Reserves					P	
3 Less: Leasing Commissions			, 78.	_	Ф Ф	
4 Less: Capital Additions					<u> </u>	
5 CASH FLOW BEFORE TAXES						

The statements and figures herein, while not guaranteed, are secured from sources we believe accurate.

Buyers to verify all information.

Prepared by:

SNR® 01/23 APOD 1/1 TRANSACTIONS