

Actual

Name Fernley Village  
Location 210 First ST  
Type of Property MF  
Size of Property 8432 (Sq. Ft./Units)  
Purpose \_\_\_\_\_

## Annual Property Operating Data

Acquisition Costs \$ \$1,999,999.00  
Loan Points \_\_\_\_\_  
Down Payment \$ \_\_\_\_\_

### Assessed/Appraised Values

Land \$ \_\_\_\_\_  
Improvements \$ \_\_\_\_\_  
Personal Property \$ \_\_\_\_\_  
Total \$ \_\_\_\_\_

Adjusted Basis as of: \_\_\_\_\_

Existing	Balance	Payment	#Pmts.	Interest	Term
1st	\$				
2nd	\$				
Potential					
1st	\$				
2nd	\$				

ALL FIGURES ARE ANNUAL		\$/SQ FT or \$/Unit	% of GOI	COMMENTS/FOOTNOTES	
1	POTENTIAL RENTAL INCOME			\$	125,124
2	Plus: Other Income (affected by vacancy)				
3	Less: Vacancy & Cr. Losses				
4	EFFECTIVE RENTAL INCOME			\$	
5	Plus: Other Income (not affected by vacancy)				
6	GROSS OPERATING INCOME			\$	125,124
OPERATING EXPENSES:					
7	Real Estate Taxes			\$	7,977
8	Personal Property Taxes			\$	
9	Property Insurance			\$	4,330
10	Off Site Management			\$	
11	Payroll			\$	
12	Expenses/Benefits			\$	
13	Taxes/Worker's Compensation			\$	
14	Repairs and Maintenance			\$	9,605
Utilities:					
15	Electric			\$	1,499
16	GAS			\$	1,447
17	WASTE			\$	1,350
18	WATER			\$	2,398
19	Accounting and Legal			\$	
20	Licenses/Permits			\$	
21	Advertising			\$	
22	Supplies			\$	
23	Miscellaneous Contract Services:			\$	
24	Late Fees			\$	762
25				\$	
26				\$	
27				\$	
28				\$	
29	TOTAL OPERATING EXPENSES			\$	29,368
30	NET OPERATING INCOME			\$	95,756
31	Less: Annual Debt Service			\$	
32	Less: Funded Reserves			\$	
33	Less: Leasing Commissions			\$	
34	Less: Capital Additions			\$	
35	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: \_\_\_\_\_



Pro Forma

Name Fennley Village Apts. Annual Property Operating Data  
 Location 210 First St Fennley  
 Type of Property MF \$ 1,999,999.00  
 Size of Property 8432 (Sq. Ft./Units) Acquisition Costs \$  
 Loan Points  
 Down Payment \$

Assessed/Appraised Values

Land \$  
 Improvements \$  
 Personal Property \$  
 Total \$

Adjusted Basis as of:

#Pmts.  
 Existing Balance Payment /Yr. Interest Term  
 1st \$  
 2nd \$  
 Potential  
 1st \$  
 2nd \$

ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	% of GOI	COMMENTS/FOOTNOTES
1 <b>POTENTIAL RENTAL INCOME</b>			\$ <u>134,000</u>
2 Plus: Other Income (affected by vacancy)			
3 Less: Vacancy & Cr. Losses			
4 <b>EFFECTIVE RENTAL INCOME</b>			\$
5 Plus: Other Income (not affected by vacancy)			
6 <b>GROSS OPERATING INCOME</b>			\$
OPERATING EXPENSES:			
7 Real Estate Taxes		\$	<u>7977</u>
8 Personal Property Taxes		\$	
9 Property Insurance		\$	<u>4330</u>
10 Off Site Management		\$	
11 Payroll		\$	
12 Expenses/Benefits		\$	
13 Taxes/Worker's Compensation		\$	
14 Repairs and Maintenance		\$	<u>9600</u>
Utilities:			
15 <u>Electric</u>		\$	<u>1499</u>
16 <u>GAS</u>			<u>1447</u>
17 <u>WASTE</u>		\$	<u>1350</u>
18 <u>WATER</u>			<u>2398</u>
19 Accounting and Legal		\$	
20 Licenses/Permits		\$	
21 Advertising		\$	
22 Supplies		\$	
23 Miscellaneous Contract Services:		\$	
24 <u>Late Fees</u>			<u>762</u>
25		\$	
26		\$	
27		\$	
28		\$	
29 <b>TOTAL OPERATING EXPENSES</b>		\$	<u>89,363</u>
30 <b>NET OPERATING INCOME</b>		\$	<u>104,637</u>
31 Less: Annual Debt Service		\$	
32 Less: Funded Reserves		\$	
33 Less: Leasing Commissions		\$	
34 Less: Capital Additions		\$	
35 <b>CASH FLOW BEFORE TAXES</b>			

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