

**ANNUAL PROPERTY OPERATING DATA**

Based on proposed rents

size ft2  
rate/ft2  
rental rate

Price	\$ 1,095,470	
Down Payment	\$ 1,095,470	20%
Cost of Acquisition	\$ -	
Loan Points		
Investment Basis	\$ 1,095,470	

**Financing**

Existing	Balance	Payment	#Pmt/Yr	% Interest	Term
1st					
2nd					
3rd					
<b>Potential</b>					
1st					
2nd					

Date September 23-August 24  
Purpose Broker's Statement  
Name Based on existing rents  
Location 2300 McDonald Av  
Type 6-family

**ALL FIGURES ARE ANNUAL**

**Comments**

1. GROSS RENTAL INCOME	\$ 7,451	\$ 89,412			
1a. Plus: Other Income-laundry		\$ -			
3a. EFFECTIVE RENTAL INCOME		\$ 89,412			
4a. Less: Vacancy and Credit Loses (5% avg)		\$ -			
<b>5a. GROSS OPERATING INCOME</b>		\$ 89,412			
<b>OPERATING EXPENSES</b>					
6. Real Estate Taxes	\$ 8,092				
7. Personal Property Taxes					
8. Property Insurance	\$ 4,182				
9. Off-Site Management (6%)			Apt. 1	1 BDRM	\$ 1,195
10. Accounting	\$ -		Apt. 2	1 BDRM	\$ 1,194
11. Payroll, Expenses/Benefits			Apt. 3	1BDRM	\$ 1,145
12. Payroll Taxes/Workmen's Compensation			Apt. 4	1BDRM	\$ 1,190
13. Repairs & Maintenance (5%)	\$ -		Apt. 5	2 BDRM	\$ 1,510
<b>Utilities:</b>	\$ -		Apt. 6	Studio	\$ 1,167
14. Gas & Electric	\$ 1,230			laundry	\$ 50
15.	\$ -				\$ 7,451
16. Water	\$ 505				
17. Sewer	\$ 923				
18. Internet	\$ 1,087				
19. Cell Phone	\$ -				
20. Advertising/Licensing/Yellowpages	\$ -				
21. Supplies	\$ -				
22. Miscellaneous	\$ -				
<b>Contract Services:</b>					
23. Garbage	\$ 865				
24. Snow Removal	\$ 535				
25. Cleaning of Laundry Room	\$ 375				
26. Landscaping	\$ 500				
27. Security					
28. Common Area Maintenance					
<b>29. TOTAL OPERATING EXPENSES</b>		\$ 18,294			
<b>30. NET OPERATING INCOME</b>		\$ 71,118		<b>Capitalization Rate:</b>	6.49%
31. Less: Annual Debt Service		\$ -			
<b>32. CASH FLOW BEFORE TAXES</b>		\$ 71,118		<b>Cash on Cash:</b>	6.49%
	Monthly:	\$ 5,927			

Prepared By:  
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Broker

These statements and figures herein, while not guaranteed, are secured from sources we believe to be reliable. Assumptions: Association dues paid by tenant, they will include insurance, etc. Storage included in price.