

Complimentary Copy:
Stu Samovitz.
Associate Broker
(520) 247-5336

APOD-Annual Property Operating Data
Residential Income Property
Ladywarren@icloud.com

Purpose:	PROPOSED	GRM	12.3	Price:	1,400,000		
Name:	Amado Terri itiry Ranch	Cap Rate	6.1%	Loan(s):	0		LTV
Location:	3001 E Frontage Rd	# of Units	7	Equity:	1,400,000		
	Amado, AZ 85645	Input Date		Zoning	B-2		
Type of Property:	Commercial			YOC			
Assessed Values:	\$	%	Proposed Financing				
Land	29,730	4.0%	Priority	Balance	% rate	Mo/Pmt	Annual
Improvements	708,490	96.0%	1st				
Personal Property		0.0%	2nd				
Total	738,220	100.0%	3rd				
CurrentTaxes:	10802		4th				
Tax Rate:	1.46%		Totals	0		0.00	0
New taxes	11,000						

Income	%	\$	Per Unit	Comments
Gross Scheduled Income	100.0%	\$113,700	16,242.86	\$1,354 avg per unit per month
Less: Vacancy and collection losses		0	0.00	0.0 Vacant days
Effective Rental Income	100.0%	113,700	16,242.86	
Plus: Other Income	0.0%		0.00	
Gross Operating Income	100.0%	\$113,700	16,242.86	
Expenses				
Accounting & Legal	0.0%		0.00	
Advertising, Licenses/permits	0.0%		0.00	
Garbage/rubbish	0.0%		0.00	
Insurance, property	7.5%	8,500	1,214.29	
Janitorial	0.0%		0.00	
Lawn	7.5%	8,500	1,214.29	
Miscellaneous HOA	1.1%	1,200	171.43	
Pest service	0.0%		0.00	
Pool Service	0.0%		0.00	
Property management-Professional	0.0%		0.00	
Property Management-Resident	0.0%		0.00	
Repairs and maintenance	0.0%		0.00	
Supplies	0.0%		0.00	
Taxes, Personal Property	0.0%		0.00	
Taxes, Real Estate	9.0%	10,200	1,457.14	
Utilities-Electric	0.0%		0.00	
Utilities-Gas/oil	0.0%		0.00	
Utilities-Telephone	0.0%		0.00	
Utilities-Water/Sewer	0.0%		0.00	
Worker's Comp	0.0%		0.00	
Total Expenses	25.0%	28,400	4,057.14	
Cash Flow				
Net Operating Income	75.0%	85,300	12,185.71	1,740.82
Less: Annual Debt Service	0.0%	0	0.00	
Cash Flow before taxes	75.0%	85,300	12,185.71	\$7,108 Monthly Cash Flow
Debt Coverage Ratio		0.00		
Cash on Cash Return	CONC	6.1%		

Remarks: _____
