

Physical Property Information

| | | |
|---------------------------------|-----------------------------------|---------------|
| Type of Property | | |
| Property Name | 6 Fairview Lebanon, Ohio | |
| Address | | |
| City, State, Zip | Cincinnati, Ohio | |
| Property Size (Rentable Sq.Ft.) | (Units) | 20 |
| Year Built | | |
| Actual Age | | Effective Age |
| Unit Mix | 2BD | |
| Property Condition | Good | |
| Parking Lot Cond. | Good | |
| Who pays utilities? | Tenant Pays Heat, Electric, Water | |
| How is it heated? | | |
| Age of roof(s) | | |
| Age of windows | | |
| Garages ? | | |

Acquisition Information

| | | |
|--------------------------------|-------------|-----------------------|
| Purchase Price | 2,695,000 | Price Per Square Foot |
| - Mortgages (enter info below) | - 1,760,000 | |
| + Loan Points () | + | Price Per Unit |
| + Acquisition Costs | + | 134,750.00 |
| = Initial Investment | = 935,000 | |

Financing Information / Assumptions

| | Initial Loan | Periodic Payment | # Payments Per Year | Interest Rate | Amort. Period (Yrs) | Loan Term (Yrs) |
|-----|--------------|------------------|---------------------|---------------|---------------------|-----------------|
| 1st | 1,760,000 | 10,326.85 | 12 | 5.800% | 30 | 25 |
| 2nd | | | | | | |
| 3rd | | | | | | |

Gross Potential Rental Income Calculator (If GPRI already known, enter here:)

| Office/Retail/Warehouse | Apartments | # Units | Monthly Rent | Annual Rent |
|----------------------------|--------------|---------|--------------|-------------|
| Rentable Square Feet | Studio | 0 | | |
| | 1/1 | 0 | | |
| Average Annual Rent/Sq.Ft. | 2/1 | 20 | 950 | 228,000 |
| | 3/1 | 0 | | |
| Annual Total: | Total Units: | 20 | Total Rent: | 228,000 |

Income / Expense Analysis

| ALL FIGURES ANNUAL | \$ Total | \$ / Sq.Ft. | \$ / Unit | % GOI | % Op Exp | Comments |
|--|----------|-------------|-----------|------------|----------|-------------------------|
| 1 GROSS POTENTIAL RENTAL INCOME | 228,000 | | 11,400.00 | | | |
| 2 - Vacancy & Credit Loss (5%) | 11,400 | | 570.00 | | | |
| 3 - Other Income (affected by vacancy) | | | | | | |
| 4 = EFFECTIVE RENTAL INCOME | 216,600 | | 10,830.00 | | | |
| 5 + Other Income (NOT affected by vacancy) | | | | | | |
| 6 = GROSS OPERATING INCOME | 216,600 | | 10,830.00 | | | |
| OPERATING EXPENSES | | | | | | |
| 7 Real Estate Taxes | 14,802 | | 740.10 | 6.8% | 26.4% | |
| 8 Personal Property Taxes | | | | | | |
| 9 Property Insurance | 6,889 | | 344.45 | 3.2% | 12.3% | |
| 10 Management | | | | | | |
| 11 Payroll | | | | | | |
| 12 Expenses / Benefits (5%) | | | | | | |
| 13 Taxes / Worker's Comp (8%) | | | | | | |
| 14 Repairs and Maintenance: Materials | 10,000 | | 500.00 | 4.6% | 17.9% | |
| 15 Labor | 17,833 | | 891.65 | 8.2% | 31.9% | |
| 16 Utilities: Phone | | | | | | |
| 17 Gas | | | | | | |
| 18 Electric | | | | | | |
| 19 Water | 1,302 | | 65.10 | 0.6% | 2.3% | |
| 20 Sewer | | | | | | |
| 21 Accounting and Legal | 2,000 | | 100.00 | 0.9% | 3.6% | |
| 22 Licenses / Permits | | | | | | |
| 23 Advertising | | | | | | |
| 24 Supplies | | | | | | |
| 25 Contract Services: Trash | 504 | | 25.20 | 0.2% | 0.9% | "What If..." |
| 26 Lawn care | 2,150 | | 107.50 | 1.0% | 3.8% | Cap Rate is: |
| 27 Landscaping | | | | | | 6.0% |
| 28 Snow removal | 500 | | 25.00 | 0.2% | 0.9% | Value is: |
| 29 Other/Misc: | | | | | | 2,677,000 |
| 30 TOTAL OPERATING EXPENSES | 55,980 | | 2,799.00 | 25.8% | 100.0% | Sale Cash Out (pre-tax) |
| 31 NET OPERATING INCOME | 160,620 | | 8,031.00 | DCR - BANK | CAP Rate | 917,000 |
| 32 - Annual Debt Service | 123,922 | | 6,196.11 | 1.296 | 6.0% | Re-Fi % |
| 33 - Funded Reserves | 0 | | 0.00 | | | Re-Fi Proceeds |
| 34 - Leasing Commissions | 0 | | 0.00 | DCR - INV | | Re-Fi Cash Out |
| 35 - Capital Additions | 0 | | 0.00 | 1.296 | | |
| 36 = CASH FLOW BEFORE TAXES | 36,698 | | 1,834.89 | | | |

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LEAD DATE _____

LEAD SOURCE _____

ADDITIONAL NOTES _____