

The Opportunity Evaluator™

CONFIDENTIAL

Farview

Physical Property Information

Type of Property		
Property Name	6 Fairview Lebanon, Ohio	
Address		
City, State, Zip	Cincinnati, Ohio	
Property Size	(Rentable Sq.Ft.)	(Units)
Year Built		
Actual 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 ()	+ 0	Price Per Unit
+ Acquisition Costs	+ 0	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		
	2/1	20	950	228,000
	3/1	0		
	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)
						917,000
31 NET OPERATING INCOME	160,620		8,031.00	DCR - BANK	CAP Rate	Re-Fi %
32 - Annual Debt Service	123,922		6,196.11	1.296	6.0%	
33 - Funded Reserves	0		0.00			Re-Fi Proceeds
34 - Leasing Commissions	0		0.00	DCR - INV		
35 - Capital Additions	0		0.00	1.296		Re-Fi Cash Out
36 = CASH FLOW BEFORE TAXES	36,698		1,834.89			

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ADDITIONAL NOTES _____