

Proforma
Annual Property Operating Data

Property Name _____
Location _____
Type of Property _____
Size of Property _____ (sf/Units)

Purpose of Analysis _____

Purchase Price _____
Plus Acquisition Costs _____
Plus Loan Fees/Costs _____
Less Mortgages _____
Equals Initial Investment _____

Assessed/Appraised Values
Land _____
Improvements _____
Personal Property _____
Total _____

Adjusted Basis as of _____

	Balance	Periodic Payment	Pmts/ Yr	Interest	Amort Period	Loan Term
1st	_____	_____	_____	_____	_____	_____
2nd	_____	_____	_____	_____	_____	_____

ALL FIGURES ARE ANNUAL	\$/sf or \$/Unit	% of GOI	COMMENTS/FOOTNOTES			
1 POTENTIAL RENTAL INCOME	_____					
2 Less: Vacancy & Cr. Losses		(_____ % of PRI)				
3 EFFECTIVE RENTAL INCOME						
4 Plus: Other Income (Collectable)						
5 GROSS OPERATING INCOME						
6 OPERATING EXPENSES:						
7 Real Estate Taxes						
8 Personal Property Taxes						
9 Property Insurance						
10 Off Site Management						
11 Payroll						
12 Expenses/Benefits						
13 Taxes/Workers' Compensation						
14 Repairs and Maintenance						
Utilities:						
15 _____						
16 _____						
17 _____						
18 _____						
19 Accounting and Legal						
20 Licenses/Permits						
21 Advertising						
22 Supplies						
23 Miscellaneous Contract Services:						
24 _____						
25 _____						
26 _____						
27 _____						
28 _____						
29 TOTAL OPERATING EXPENSES						
30 NET OPERATING INCOME						
31 Less: Annual Debt Service						
32 Less: Participation Payments						
33 Less: Leasing Commissions						
34 Less: Funded Reserves						
35 CASH FLOW BEFORE TAXES						

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: _____
Prepared by: _____