

Proforma

Annual Property Operating Data

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

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

Purpose of Analysis _____

Assessed/Appraised Values

Land _____
 Improvements _____
 Personal Property _____
 Total _____

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

Adjusted Basis as of _____

% of
GOI

COMMENTS/FOOTNOTES

ALL FIGURES ARE ANNUAL	\$/sf or \$/Unit		
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: _____