

Annual Property Operating Data

Property Name _____
 Location 212 Main St. Lenox
 Type of Property Mixed Use
 Size of Property 3 (Sq. Ft./Units)
 Purpose of analysis _____

Purchase Price 375,000
 Plus Acquisition Costs 4,500
 Plus Loan Fees/Costs _____
 Less Mortgages 300,000
 Equals Initial Investment 79,500

Assessed/Appraised Values
 Land 0 15%
 Improvements 0 85%
 Personal Property 0 0%
 Total 0 100%

Adjusted Basis as of 26-Apr-19 \$379,500

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$300,000	\$2,022	12	5.25%	20	20
2nd			12			

ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME			23,400	Apt 1 \$1,200 Apt 2 \$750 Per Month
2 Less: Vacancy & Cr. Losses		(5. % of PRI)	1,170	
3 EFFECTIVE RENTAL INCOME			22,230	
4 Plus: Other Income (collectable)				
5 GROSS OPERATING INCOME			22,230	
OPERATING EXPENSES:				
7 Real Estate Taxes			6,925	
8 Personal Property Taxes				
9 Property Insurance			2,820	
10 Off Site Management				
11 Payroll				
12 Expenses/Benefits				
13 Taxes/Worker's Compensation				
14 Repairs and Maintenance			1,495	Repairs
Utilities:				
15 Electric			1,462	Electric for Office & Apt 1
16 Gas			809	Hot Water for Office & Apt 1
17 Oil			6,736	Heat for Office, Apt 1, & Apt 2
18				
19 Accounting and Legal				
20 Licenses/Permits				
21 Advertising				
22 Supplies				
23 Miscellaneous Contract Services:				
24 Water & Sewer			963	
25 Snow			1,075	
26 Trash			1,656	
27 Mowing			1,555	
28 Gardening			1,960	
29 TOTAL OPERATING EXPENSES			27,456	
30 NET OPERATING INCOME			-5,226	
31 Less: Annual Debt Service			24,258	
32 Less: Participation Payments				
33 Less: Leasing Commissions				
34 Less: Funded Reserves				
35 CASH FLOW BEFORE TAXES			(\$29,484)	

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Prepared for: _____
 Prepared by: _____