

Name \_\_\_\_\_  
 Location 901-907 BRAD66 BLVD.  
 Type of Property RETAIL STRIP  
 Size of Property 9,120  Sq.Ft.  Units 3  
 Purpose:  
 Owner's Statement  Broker's Reconstructed  Forecast  
 Existing Financing  Potential Financing  
 Seller's Position  Buyer's Position

# Annual Property Operating Data

Date 4-15-2020  
 Price \$ 295,000  
 Existing Loan —

Assessed / Appraised Values  
 Land \$ 109,210 \_\_\_\_\_ %  
 Improvement \$ 126,954 \_\_\_\_\_ %  
 Personal Property \$ \_\_\_\_\_ %  
 Total \$ 236,164 100 %  
 Adjusted Basis as of \_\_\_\_\_ \$

Equity

Existing	Balance	Payment	#Prnts/Yr.	Interest	Term
1st	\$ _____	_____	_____	_____	_____
2nd	\$ _____	_____	_____	_____	_____
3rd	\$ _____	_____	_____	_____	_____
Potential:					
1st	\$ _____	_____	_____	_____	_____
2nd	\$ _____	_____	_____	_____	_____

ALL FIGURES ANNUAL	\$/SQ.FT. or \$/Unit	%	COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME	<u>44,880</u>		
2 Less: Vacancy & Cr. Losses	<u>( 10 % of \$ 4,490 )</u>		
3 EFFECTIVE RENTAL INCOME	<u>40,390</u>		
4 Plus: Other Income	<u>—</u>		
5 GROSS OPERATING INCOME	<u>40,390</u>		
OPERATING EXPENSES:			
6 Real Estate Taxes	<u>3,427</u>		
7 Personal Property Taxes	<u>—</u>		
8 Property Insurance	<u>3,000</u>		
9 Off Site Management	<u>4,000</u>		
10 Payroll - Onsite Personnel	<u>—</u>		
11 Expenses / Benefits	<u>—</u>		
12 Taxes / Worker's Compensation	<u>—</u>		
13 Repairs and Maintenance	<u>4,000</u>		
Utilities:			
14			
15			
16			
17			
18 Accounting and Legal	<u>—</u>		
19 Real Estate Leasing Commissions	<u>—</u>		
20 Advertising / Licenses / Permits	<u>—</u>		
21 Supplies	<u>—</u>		
22 Miscellaneous	<u>—</u>		
Contract Services:			
23			
24			
25			
26			
27			
28			
29 TOTAL OPERATING EXPENSES	<u>13,427</u>		
30 NET OPERATING INCOME	<u>26,963</u>		
31 Less: Annual Debt Service			
32 CASH FLOW BEFORE TAXES			