

Annual Property Operating Data

Purpose _____
 Name _____
 Location _____
 Type of Property _____
 Assessed/Appraised Values
 Land \$ _____ %
 Improvement \$ _____ %
 Personal Property \$ _____ %
 Total \$ _____ 100 %

Date _____
 Price \$ _____
 Loans \$ _____
 Equity \$ _____

Adjusted Basis as of _____ \$ _____

FINANCING				
Balance	Payment	Period	Interest	Term
Existing \$			%	
1st \$			%	
2nd \$			%	
3rd \$			%	
Potential				
1st \$			%	
2nd \$			%	

		%	2	3	Comments
1	GROSS SCHEDULED RENTAL INCOME				
2	Plus: Other Income				
3	TOTAL GROSS INCOME				
4	Less: Vacancy and Credit Losses				
5	GROSS OPERATING INCOME				
6	Less: Operating Expenses				
7	Accounting and Legal				
8	Advertising, Licenses and Permits				
9	Property Insurance				
10	Property Management				
11	Payroll - Resident Management				
12	Other				
13	Taxes-Workmen's Compensation				
14	Personal Property Taxes				
15	Real Estate Taxes				
16	Repairs and Maintenance				
17	Services - Elevator				
18	Janitorial				
19	Lawn				
20	Pool				
21	Rubbish				
22	Other				
23	Supplies				
24	Utilities Electricity				
25	Gas and Oil				
26	Sewer and Water				
27	Telephone				
28	Other				
29	Miscellaneous				
30					
31	TOTAL OPERATING EXPENSES				
32	NET OPERATING INCOME				
33	Less: Total Annual Debt Service				
34	CASH FLOW BEFORE TAXES				