

# Annual Property Operating Data

06/01/2026

Date \_\_\_\_\_  
 Price \$ \_\_\_\_\_  
 Loans \$ \_\_\_\_\_  
 Equity \$ \_\_\_\_\_

Purpose Purchase Evaluation

Name \_\_\_\_\_

Location 709-711 (th Avenue, San Mateo

Type of Property Duplex

Assessed/Appraised Values

Land \$ 34,250 30 %

Improvement \$ 78,708 70 %

Personal Property \$ \_\_\_\_\_ %

Total \$ 112,958 100 %

Adjusted Basis as of \_\_\_\_\_ \$ \_\_\_\_\_

### FINANCING

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

	%	2	3	Comments
1	SCHEDULED RENTAL INCOME	\$58,200		
2	Less: Vacancy and Credit Losses			711-\$1,400-\$16,800 Annual
3	EFFECTIVE RENTAL INCOME			709 \$3,450 \$41,400 Annual
4	Plus: Other Income			\$58,200 Annually
5	GROSS OPERATING INCOME			
6	Less: Operating Expenses			
7	Accounting and Legal			
8	Advertising, Licenses and Permits			
9	Property Insurance	\$1,805		
10	Property Management			
11	Payroll-Resident Management			
12	Other Earthquake Insurance	\$2,235		
13	Taxes-Worker's Compensation			
14	Personal Property Taxes			
15	Real Estate Taxes	\$5,190		
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	\$1,750		
27	Telephone			
28	Other			
29	Miscellaneous			
30				
31	TOTAL OPERATING EXPENSES	\$10,980		
32	NET OPERATING INCOME	\$41,220		
33	Less: Annual Debt Service			
34	CASH FLOW BEFORE TAXES			