

Annual Property Operating Data

Name						
Location	<u>1820 William</u>					
Type of Property						
Size of Property	<u>(Sq. Ft./Units)</u>					
Purpose						
Assessed/Appraised Values	Existing	Balance	Payment	#Pmts.	Interest	Term
Land	1st	\$				
Improvements	2nd	\$				
Personal Property		\$				
Total						
Adjusted Basis as of:	1st	\$				
	2nd	\$				

ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME			\$ 122,376.86	
2 Plus: Other Income (affected by vacancy)				
3 Less: Vacancy & Cr. Losses				
4 EFFECTIVE RENTAL INCOME			\$ 122,376.86	
5 Plus: Other Income (not affected by vacancy)				
6 GROSS OPERATING INCOME			\$ 122,376.86	
OPERATING EXPENSES:				
7 Real Estate Taxes			\$ 5,723.54	
8 Personal Property Taxes			\$ 0.00	
9 Property Insurance			\$ 7,939.97	
10 Off Site Management	EST 5		\$ 6,118.84	
11 Payroll			\$ 0.00	
12 Expenses/Benefits			\$ 0.00	
13 Taxes/Worker's Compensation			\$ 0.00	
14 Repairs and Maintenance			\$	
Utilities:				
15 Electric			\$ 1,567.50	
16 Water			3,283.38	
17 Sewer			\$ 3,960.82	
18 MISC R&M			2,380.00	
19 Accounting and Legal			\$ 92.00	
20 Licenses/Permits			\$	
21 Advertising			\$	
22 Supplies			\$	
23 Miscellaneous Contract Services:			\$	
24 Snow Removal			806.00	
25 Landscape			\$ 1,706.00	
26			\$	
27			\$	
28			\$	
29 TOTAL OPERATING EXPENSES			\$ 33,578.05	
30 NET OPERATING INCOME			\$ 88,798.81	
31 Less: Annual Debt Service				
32 Less: Funded Reserves			\$	
33 Less: Leasing Commissions			\$	
34 Less: Capital Additions			\$	
35 CASH FLOW BEFORE TAXES			88,798.81	

The statements and figures herein, while not guaranteed, are secured from sources we believe accurate. Buyers to verify all information.

Prepared by: Jennifer P. Hilderbrand