

Name _____				Annual Property Operating Data					
Location _____				Date					
Type of Property _____				Price		or		sq ft	
Size of Property _____ sq ft				Existing Loans					
Purpose _____ Actual _____				Equity					
				Existing	Balance	Payment	Interest	Term	
				1st					
		Assessed/Appraisal Values		2nd					
Land				%	3rd				
Improvement				%	Potential:				
Personal Property				%	1st				
Total				%	2nd				
Adjusted Basis as of _____				%	TOTALS				
		ALL FIGURES ANNUAL			COMMENTS / NOTES				
1	RENTAL INCOME								
2	Less: Vacancy & Cr.Losses			%					
3	EFFECTIVE RENTAL INCOME								
4	Plus: Other income								
5	GROSS OPERATING INCOME								
	OPERATING EXPENSES:								
6	Real Estate Taxes								
7	Personal Property Taxes								
8	Property Insurance								
9	Off Site Management			%					
10	Payroll-Onsite Personnel								
11	Expenses/Benefits								
12	Taxes/Workman's Compensation								
13	Repairs and Maintenance								
	Utilities:								
14	water								
15	gas								
16	electric								
17									
18	Accounting and Legal								
19	Real Estate Leasing Commissions								
20	Advertising/Licenses/Permits								
21	Supplies								
22	Miscellaneous								
	Contract Services								
23	Trash								
24	Landscape								
25	Snow Removal								
26									
27	RESERVES			%					
28									
29	TOTAL OPERATING EXPENSES								
30	NET OPERATING INCOME								
31	Less: Annual Debt Service								
32	CASH FLOW BEFORE TAXES								