

## Property Analysis

			Price	\$	<u>0</u>
			Units:		<u>0</u>
			Price Per Unit:	\$	<u>#VALUE!</u>
<u>[Address]</u>			Source		
SCHEDULED ANNUAL INCOME (GSI):	(\$ <u>0</u> per month x 12)		<input type="radio"/>	\$	<u>0</u>
Vacancy Factor:	<u>0</u> %	<u>0</u>	<input type="radio"/>		
Miscellaneous Income:		<u>0</u>	<input type="radio"/>		
EFFECTIVE GROSS ANNUAL INCOME:				\$	<u>0</u>

### ESTIMATED ANNUAL EXPENSES:

Real Estate Taxes (TAX)	<u>2009</u> (Year)	<u>0</u>	<input type="radio"/>	
Janitorial/Maintenance (JAN)		<u>0</u>	<input type="radio"/>	
Professional Management (MNG)	<u>0</u> % of EGI	<u>0</u>	<input type="radio"/>	
Gas (FUE)		<u>0</u>	<input type="radio"/>	
Electricity (ELEC)		<u>0</u>	<input type="radio"/>	
Water/Sewer (WTR)		<u>0</u>	<input type="radio"/>	
Scavenger (SCV)		<u>0</u>	<input type="radio"/>	
Insurance (INS)		<u>0</u>	<input type="radio"/>	
Repairs/Decorating/Supplies (RPM)	<u>0</u> \$/Unit/Yr	<u>0</u>	<input type="radio"/>	
Other Expense (OEX)		<u>0</u>	<input type="radio"/>	
Association Fee (ASC)		<u>0</u>	<input type="radio"/>	
Advertising (ADX)	<u>0</u> \$/Unit/Yr	<u>0</u>	<input type="radio"/>	
Resident Management (RMX)		<u>0</u>	<input type="radio"/>	
Lawn/Snow/Pool (SPL)	<u>0</u> \$/Unit/Yr		<input type="radio"/>	
Pest Control		<u>0</u>	<input type="radio"/>	
Replacement Reserves @ 2.5% of EGI		<u>0</u>	<input type="radio"/>	
TOTAL ESTIMATED ANNUAL EXPENSES:				\$ <u>0</u>
% Scheduled Gross Income:	<u>#VALUE!</u> %			
Annual Expense/Unit:	<u>#VALUE!</u>			
ESTIMATED NET OPERATING INCOME:				\$ <u>0</u>

### CAP RATE

#VALUE! (Estimated net operating income divided by price)

### GROSS RENT MULTIPLIER

#VALUE! (Price divided by scheduled annual rents)

### 1% RULE

#VALUE! (Monthly rents are what % of price?)

DEBT SERVICE	% Fin	Rate	Amort. Years	Monthly Pmt.	Annual Pmt.
First Mortgage	80	6.75	30	0.00	0.00
Second Mortgage	0	0	15	0.00	0.00
Third Mortgage	0	0	5	0.00	0.00
ANNUAL	\$0 CASH FLOW		#VALUE! DEBT COVERAGE		0.00

The information contained herein has been obtained from the owner of the property or from other sources that are believed to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

12/14/2010

### ASSUMPTIONS:

1. Variable expenses (Source B) are provided by broker based on market averages, and are not intended to be all-inclusive.
2. Fixed expenses are owner's actual for prior year, based on owner or MLS listing information (Source O).
- 3.
- 4.

### INSTRUCTIONS

This worksheet is provided for the convenience of users; no warranties of usability, fitness or accuracy are provided.

You may change the contents of fields indicated by blue type. Normally, other fields should not be changed. If you discover any errors in this worksheet, please notify [melmetts@melmetts.com](mailto:melmetts@melmetts.com).