

Annual Property Operating Data (APOD)

Property Address:			
Alanhurst			
Operating Information	Year 1	Year 2	Notes:
INCOME			
Potential Rental Income	15,600	15,600	100% occupancy
Less Vacancy Factor	1,300	0	
Gross Rental Income	14,300	15,600	
Other Income			late fees, etc
Total Income	14,300	15,600	
EXPENSES			
Association Dues	204	204	
Management Fees	1,144	1,248	
Rental Commissions	250	0	
Taxes	1,500	1,500	
Insurance	492	492	
Utilities			
Repairs & Maintenance	1,360	1,360	\$640 home warranty
Misc			\$720 landscape
Total Expenses	4,950	4,804	
Net Operating Income (NOI)	9,350	10,796	
Annual Payment (Int. only)	6,000	5,500	(amortized loan)
Annual Payment (P&I)	11,867	11,867	
Cash Flow after debt service	-2,517	-1,071	Before taxes & depreciation
(add back depreciation)	4,985	4,985	
Effective Cash Flow	2,468	3,914	
	(+principal reduction \$5,867)	(+principal reduction \$6,367)	
Loan Balance	170,929	164,562	
Interest Rate	3.50%	3.50%	