

Physical Property Information

Type of Property	CONDOMINIUM		
Property Name	PARKVIEW PLACE CONDOMINIUMS		
Address	SE PARKVIEW PLACE		
	UNITS E8, G12, G2, D3		
City, State, Zip	STUART, FL 34997		
Property Size (Rentable Sq.Ft.)	4,762	(Units)	4
Year Built	1987 & 1989		
Actual Age	33	Effective Age	15
Unit Mix	2 - 3 BEDROOM 2 BATH		
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Property Condition	GOOD		
Parking Lot Cond.			
Who pays utilities?			
How is it heated?			
Age of roof(s)			
Age of windows			
Garages ?	N/A		

Acquisition Information

Purchase Price	560,000	Price Per Square Foot
- Mortgages (enter info below)	- 448,000	117.60
+ Loan Points 0.00%	+ 0	Price Per Unit
+ Acquisition Costs	+ 15,000	140,000.00
= Initial Investment	= 127,000	

Financing Information / Assumptions

Initial Loan	Periodic Payment	# Payments Per Year	Interest Rate	Amort. Period (Yrs)	Loan Term (Yrs)
1st 448,000	2,559.60	12	3.700%	21	30
2nd					
3rd					

Gross Potential Rental Income Calculator (If GPRI already known, enter here:

Office/Retail/Warehouse	Apartments	# Units	Monthly Rent	Annual Rent
Rentable Square Feet	3/2 - E8	1	1,266	15,192
4,762	3/2 - D3	1	1,345	16,140
Average Annual Rent/Sq.Ft.	2/2 - G12	1	1,130	13,560
12 9/20	2/2 - G2	1	1,195	14,340
Annual Total: \$59,287	Total Units:	4	Total Rent:	59,232

Income / Expense Analysis

ALL FIGURES ANNUAL		\$ Total	\$ / Sq.Ft.	\$ / Unit	% GOI	% Op Exp	Comments
1	GROSS POTENTIAL RENTAL INCOME	59,287	12.45	14,821.73			
2	- Vacancy & Credit Loss (2%)	1,186	0.25	296.43			
3	- Other Income (affected by vacancy)						
4	= EFFECTIVE RENTAL INCOME	58,101	12.20	14,525.29			
5	+ Other Income (NOT affected by vacancy)						
6	= GROSS OPERATING INCOME	58,101	12.20	14,525.29			
OPERATING EXPENSES							
7	Real Estate Taxes	5,800	1.22	1,450.00	10.0%	22.0%	
8	Personal Property Taxes						
9	Property Insurance	2,400	0.50	600.00	4.1%	9.1%	
10	Management	0	0.00	0.00	0.0%	0.0%	
11	Payroll						
12	Expenses / Benefits () %						
13	Taxes / Worker's Comp () %						
14	Repairs and Maintenance: Materials	0	0.00	0.00		0.0%	
15	Labor						
16	Utilities: Phone						
17	Gas						
18	Electric						
19	Water						
20	Sewer						
21	Accounting and Legal	0	0.00	0.00		0.0%	
22	Licenses / Permits						
23	Advertising						
24	Supplies						
25	Contract Services: Trash						"What If..."
26	Lawn care						Cap Rate is:
27	Landscaping						0.0%
28	Snow removal						Value is:
29	Other/Misc: HOA - \$378.63/MO	18,175	3.82	4,543.75	31.3%	68.9%	#DIV/0!
30	TOTAL OPERATING EXPENSES	26,375	5.54	6,593.75	45.4%	100.0%	Sale Cash Out (pre-tax) #DIV/0!
31	NET OPERATING INCOME	31,726	6.66	7,931.54	DCR - BANK	CAP Rate	Re-Fi %
32	- Annual Debt Service	30,715	6.45	7,678.81	1.033	5.7%	0%
33	- Funded Reserves	0	0.00	0.00			Re-Fi Proceeds #DIV/0!
34	- Leasing Commissions	0	0.00	0.00	DCR - INV		Re-Fi Cash Out #DIV/0!
35	- Capital Additions				1.033		
36	= CASH FLOW BEFORE TAXES	1,011	0.21	252.73			

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LEAD DATE _____

LEAD SOURCE _____

ADDITIONAL NOTES _____