

**PROPERTY EVALUATION FORM**

**PROPERTY INFORMATION**

<b>ADDRESS:</b>	
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UNIT MIX AND RENT SCHEDULE					
UNITS	ADDRESS	DESCRIPTION	SQ.FT	RENT PER MONTH (ACTUAL NOW)	TOTAL ANNUAL RENT
UNIT 1					\$0.00
UNIT 2					\$0.00
UNIT 3					\$0.00
UNIT 4					\$0.00
<b>TOTALS</b>				<b>\$0.00</b>	<b>\$0.00</b>

ASSUMPTIONS / NOTES  
 ENTER SQ.FT OF EACH UNIT AND MONTHLY RENT OF EACH UNIT

INCOME		
	PROJECTED MONTHLY	PROJECTED ANNUAL
<b>GROSS RENTAL INCOME</b>	\$0.00	\$0.00
<b>LESS VACANCY (7%)</b>	\$0.00	\$0.00
<b>NET OTHER INCOME</b>		\$0.00
<b>TOTAL INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>

ENTER ANY ADDITIONAL MONTHLY INCOME SUCH AS LAUNDRY / PARKING / VENDING

EXPENSES		
	ESTIMATED MONTHLY	ESTIMATED ANNUAL
<b>ADVERTISING</b>	\$0.00	\$0.00
<b>CLEANING</b>	\$0.00	\$0.00
<b>DISPOSAL</b>	\$0.00	\$0.00
<b>INSURANCE</b>	\$0.00	\$0.00
<b>LAWN CARE / SNOW REMOVAL</b>	\$0.00	\$0.00
<b>REPAIRS (5% GROSS RENT COLLECTED)</b>	\$0.00	\$0.00
<b>TAXES</b>	\$0.00	\$0.00
<b>UTILITIES</b>	\$0.00	\$0.00
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$0.00</b>

ENTER ESTIMATED EXPENSES FOR EACH LINE ITEM

THIS ITEM CALCULATES OFF OF GROSS RENTS

<b>NET OPERATING INCOME (GROSS CASH FLOW)</b>	<b>\$0.00</b>	<b>\$0.00</b>
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**FINANCING INFORMATION**

TOTAL OUTLAY CALCULATOR	
\$0.00	PURCHASE PRICE (INCLUDE COMMISSIONS)
\$0.00	BANK FEES / CLOSING COSTS / CITY LOAN FEES
\$0.00	REPAIRS NEEDED - CASH OUT AT CLOSING
<b>\$0.00</b>	<b>TOTAL OUTLAY</b>

MORTGAGE EXPENSE				DEBT SERVICE	
TOTAL OUTLAY	BANK LOAN	RATE	TERM (YEARS)	MONTHLY	ANNUAL
<b>\$0.00</b>	\$0.00	5.50%	20		
	\$0.00	3.00%	20		
	\$0.00	<b>RATE (MONTHLY)</b>	<b>TERM (MONTHS)</b>		
	\$0.00	0.46%	240		
	\$0.00	0.25%	240		
<b>PROJECTED CASH FLOW NET</b>				<b>\$0.00</b>	<b>\$0.00</b>

ENTER AMOUNT OF LOAN / RATE AND TERM IN THESE BOXES

PUT AMOUNT IN THIS BOX THAT WILL BE FINANCED IN CASH (OUT OF POCKET)

	NET OPERATING INCOME	EXPECTED APPRAISAL VALUE
EXPECTED APPRAISED VALUE BASED ON NOI	\$0.00	\$0

DEBT SERVICE RATIO

EXPECTED LTV POSITION AT PURCHASE

COST / SQ. FT. (BASED ON TOTAL OUTLAY)

RENT / SQ. FT.

ANTICIPATED PAYBACK PERIOD (IN YEARS)