

PROPERTY ANALYSIS

Purpose _____ Date _____
 Name _____
 Location _____
 Type of Property _____
 Assesses Value:
 Land \$ _____ %
 Improvement \$ _____ %
 Personal Property \$ _____ %
 TOTAL \$ _____ 100%
 Adjusted Cost Basis as of _____ \$ _____

List Price \$ _____ Market Value \$ _____
 Loans \$ _____ Loans \$ _____
 List Price Equity \$ _____ Market Value Equity \$ _____
 Financing Annual Payment Interest
 1st \$ _____ %
 2nd \$ _____ %
 3rd \$ _____ %
 _____ %
 _____ %

1	SCHEDULE GROSS INCOME	%				COMMENTS	1
2	Less Vacancy and Credit Losses		Monthly Income			Bed, Bath =	2
3	GROSS OPERATING INCOME					=	3
4	Less Operating Expenses		x 12=			=	4
5	Taxes					=	5
6	Insurance					=	6
7	Utilities					=	7
8	Licenses, Permits, Advertising					=	8
9	Management					=	9
10	Payroll, Including Payroll Taxes					=	10
11	Supplies					=	11
12	Services					=	12
13	Maintenance					=	13
14	Other					=	14
15						=	15
16						=	16
17	TOTAL EXPENSES					Other Income =	17
18	NET OPERATING INCOME	Cap Rate List Price	% Cap Rate Market Value	%		Total Monthly Income =	18

ESTIMATE OF MARKET VALUE

19	PROPERTY DATA:	Lot Size	Age	Days on Mrkt	Special Features	Special Terms	Starting Price	Current, Sale, List Price	Indicated Value
20	SUBJECT PROPERTY:								
21	COMPETING PROPERTIES								
22	1.								
23	2.								
24	3.								
25	4.								

INCOME ADJUSTED TO FINANCING

26	NET OPERATING INCOME (line 18)					26
27	Less: Loan Payments	3rd Loan	2nd Loan	1st Loan	Down	27
28	Interest					28
29	Principal					29
30	Total Loan Payment					30
31	GROSS SPENDABLE INCOME	Rate	% (line 31 ÷ MV Equity)			31
32	Plus: Principal Payment					32
33	GROSS EQUITY INCOME	Rate:	% (Line 33 ÷ MV Equity)			33
34	Less: Depreciation					34
35	REAL ESTATE TAXABLE INCOME					35

Monthly P&I =