

ANNUAL PROPERTY OPERATING DATA (APOD) & INITIAL ANALYSIS

PREPARED FOR: **MARKETPLACE OFFICE BLDG**
 PROPERTY: **3699 W HENRIETTA RD**
 PRICE: **\$699,000**

TYPE / UNITS: **OFFICES**

		%	\$\$
1	SCHEDULED GROSS INCOME		\$120,000
2	VACANCY RESERVE	0.03	(\$3,600)
3	OTHER INCOME :		
4	NET RENTAL INCOME		\$116,400
	OPERATING INCOME ESTIMATED [x]		
	OPERATING EXPENSES [x] FROM 2008 RETURNS		
5	REAL ESTATE TAXES		\$16,000
6	HAZARD INSURANCE		\$1,800
7	UTILITIES GAS		
	ELECTRIC		\$21,000
	OIL		
	WATER/P. WATER		
8	MANAGEMENT		
9	MAINTENANCE / REPAIRS	0.10	\$12,000
10	SUPPLIES		
11	ADVERTISING		
12	COMMISSIONS		
13	REFUSE COLLECTION		
14	SERVICE CONTRACTS		
15	OTHER		
16	TOTAL OP. EXPENSES	0.42	\$50,800
17	NET OP. INCOME (NOI)		\$65,600
18	INVESTORS' CAP RATE	0.09	
19	ANNUAL DEBT SERVICE		(\$54,839)

PRESENT RENT ROLL		
UNIT	SCHEDULED RENT	Lease EXP.Date
1	Nice Things	1500
2	Coon& Staub	400
3	Allstate	600
4	London & Reardon	550
5	Vector Mktng.	1200
6	Air Travel	400
7	Winter Contracting	450
8	EZE Translation	600
9	Empire State	500
10	Employment Agency	600
11		1400 vac
12		300 vac
13		300 vac
14		300 vac
15		900 vac
SUBTOTAL PER MONTH		\$10,000

POSSIBLE FINANCING				
	LTV %	\$\$\$	payments	INT RATE %
Alternative # 1				20 YR.
Mortgage	0.83	\$550,000	(\$4,569.95)	0.08
Mortgage	0		\$0.00	
Downpayment	0.17	\$149,000		

Estimated Closing Costs and Escrows: **\$14,000**

	%	\$\$\$	payments	INT RATE %
Alternative # 2				15 YR.
Mortgage				
Mortgage				
Downpayment				

CASH FLOW		
20 CASH-ON-CASH RETURN(per Alt#1)	2.71	\$4,039

TAX ANALYSIS		
21 NOI from line 17 above		\$65,600
22 DEPRECIATION (39 YEAR SL.)		(\$16,131)
23 Estimated INTEREST (first year)		(\$52,097)
24 TAXABLE INCOME / (LOSS)		(\$2,628)
25 TAX SAVINGS / (TAX LIAB.) @ 28% Bracket		\$736

RETURN ON INVESTMENT ANALYSIS		
26 CASH FLOW per Alt.#1	2.71	
27 CASH FLOW per Alt.#2		
28 TAX SAVINGS / (TAXES)	0.49	\$736
29 Estimated LOAN AMORTIZATION	1.84	\$2,742
30 Assumed APPRECIATION /yr.	3	\$20,970
31 TOTAL	8.05	\$24,448



COMPUTERIZED INVESTMENT PROJECTION / ANALYSIS AVAILABLE ON REQUEST
 REALVISION REALTY HAS PREPARED THIS ANALYSIS FROM DATA DEEMED RELIABLE,
 BUT DOES NOT GUARANTEE THE ACCURACY OF FACTS HEREIN -NOR PROMISE FUTURE PERFORMANCE
 INDEPENDENT VERIFICATION THROUGH DIFFERENT SOURCES IS ALWAYS ENCOURAGED .