ANNUAL PROPERTY OPERATING DATA

Owner: Hubbard Hall PREPARED BY: PRICE: $_____

Location: 7573 Court Street LOANS: $_____

City, St. _ Elizabethtown, NY_____

Type: ___Retail 8 Unit _____

Size:____6,500 s/f_____ EQUITY: $_____

Purpose _____commercial_____Financing FEE: $_____

Assessed/Appraised: Value Value%

Land

Improvements

Personal Property

TOTAL

Adjusted Cost Basis:

Net Rentable Sq. Ft.:

Existing: Amount Int. Rate Due Mo. Pymt. Annual Pymt.

1st Loan _____

2nd Loan _____

3rd Loan _____

Potential:

1st Loan _____

2nd Loan _____

	ANNUAL INCOME/EXPENSE	$SQ.FT	GSI%	EXPENSES	INCOME		
1	GROSS SCHEDULE INCOME				62,940	THE FIGURES AND DATA	1
2	Less Vac. & Cr. Losses					HEREIN ARE NOT GUARANTTEED	2
3	EFFECTIVE RENTAL INCOME					BUT ARE BELIEVED TO BE	3
4	Plus: Other Income					REILABLE. PLEASE GET	4
5	GROSS OPERATING INCOME					ADVISE FROM YOUR CPA	5
6	OPERATING EXPENSES					AND ATTORNEY	6
7	Accounting & Legal					COMMENTS/FOOTNOTES	7
8	Advertising						8
9	Insurance			1,428			9
10	Maintenance & Repair			1,200			10
11	Management						11
12	Payroll						12
13	Payroll Taxes						13
14	Postage						14
15	Real Estate Taxes			7,200			15
16	Telephone						16
17	Other			3,600			17
18	Gas/Oil			10,200			18
19	Electric						19
20	Water/Sewer			1,500			20
21	Rubbish						21
22	Reserves						22
23	Leasing Commissions						23
24	Licenses & Permits						24
25	Supplies						25
26	Miscellaneous			1,200			26
27	Contract Services			3,000			27
28	Lawn/Snow Removal			1,200			28
29	Janitorial						29
30	Other						30
31	TOTAL EXPENSES			30,528			31
32	NEW OPERATING INCOME				32,412	CAP RATE	32
33	Less: Annual Debt Service					VTV RATIO	33
34	CASH FLOW BEFORE TAXES					CASH ON H AND	34

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