

PROPERTY PRO FORMA

Date: 7/24/2009

Name: _____ Address: _____

Price \$ 2.5 m Property Value \$ 2.6 m

Total square footage: 33,600 No. Of units: 28 Year built: 1994

Price per unit \$ _____ Price per square foot \$ _____

Strong Rental Area? Yes No Explanation: Fantastic locations. Close to University, Shopping and upper end residential areas, golf clubs and subdivisions

Current Rents in Area: 3bd/2ba: _____ 2bd/2ba: _____ 2bd/1ba: _____ 1bd/1ba: _____ Studio: _____

Expected Growth? Yes No Explanation: Growth in 5 mile radius is fairly stable.

UNIT MIX

Unit type (3/2, 2/2, 1/1 etc)	No. Of units	Sq. Ft. Per unit	Monthly rent per unit	Total monthly income
<u>2/2</u>	<u>28</u>	<u>* 1200</u>	<u>\$560-\$590</u>	<u>\$16K-\$16.5K</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

* + 250 carport sq ft per unit. Each bldg footprint is \approx 2900 sqft

INCOME

	Monthly	Annual
Gross Rental Income	<u>\$16000</u>	<u>\$192000</u>
(-) Vacancy Rate (<u>3</u> %)	<u>* \$480</u>	<u>\$5760</u>
(+) Other Income	_____	_____
(=) Total Operating Income	<u>\$15520</u>	<u>\$186240</u>

* These units have been 100% occupied, 95% of the time over their 15 year history.

Mgmt company EOY cost includes the services left blank below.

OPERATING EXPENSES	Monthly	Annual	Per unit
Maintenance and Repairs (Building)	_____	_____	_____
Maintenance (Landscaping)	\$ 320	\$ 2910	\$ 104
Management Fee(s)	\$ 800 (5%)	\$ 9600	\$ 342
Contracted Services	_____	_____	_____
Advertising	_____	_____	_____
Utilities	_____	_____	_____
Miscellaneous	_____	_____	_____
Taxes - Real Estate	\$ 1533	\$ 18401	\$ 657
Insurance	\$ 563	\$ 6756	\$ 241
Total Operating expenses	\$ 5059	\$ 60713	\$ 2168
Net Operating Income (NOI)	\$ 10941	\$ 131287	\$ 4689

Annual Rent varies between \$188,160 - \$198,000 - depending on rental price/unit

CASH FLOW (Annual)
 Net Operating Income (NOI) \$ _____ Cash Flow \$ _____
 Cash on Cash Return _____%

Notes/Other: These duplexes are well constructed and have been impeccably maintained, inside and out. Very strong mgmt. company in place. Perfect for investor not in the area/state. Prime location, appeals to singles, families, retirees and University students. Current owner was a commercial builder-designed and built these duplexes.

