

Physical Property Information

Type of Property	8 Unit
Property Name	BACS, LLC
Address	1709 Termon Ave
City, State, Zip	Pittsburgh PA 15212
Property Size	(Rentable Sq.Ft.) _____ (Units) 8
Year Built	_____
Actual Age	_____ Effective Age _____
Unit Mix	4 TWO BEDROOM UNITS 4 OME BEDROOM UNITS
Property Condition	EXCELENT!!!!
Parking Lot Cond.	_____
Who pays utilities?	_____
How is it heated?	_____
Age of roof(s)	_____
Age of windows	_____
Garages ?	None

Acquisition Information

Purchase Price	_____	Price Per Square Foot
- Mortgages (enter info below)	- _____	
+ Loan Points ( _____ )	+ _____	Price Per Unit
+ Acquisition Costs	+ _____	
= Initial Investment	= _____	

Financing Information / Assumptions

Initial Loan	Periodic Payment	# Payments Per Year	Interest Rate	Amort. Period (Yrs)	Loan Term (Yrs)
1st	_____	12	5.000%	20	20
2nd	_____				
3rd	_____				

Gross Potential Rental Income Calculator (If GPRI already known, enter here: \_\_\_\_\_)

Office/Retail/Warehouse	Apartments	# Units	Monthly Rent	Annual Rent
Rentable Square Feet _____	2 BR	4	1,700	81,600
Average Annual Rent/Sq.Ft. _____	1BR	2	1,300	31,200
	1BR	2	1,500	36,000
Annual Total: _____	Total Units:	8	Total Rent:	148,800

Income / Expense Analysis

ALL FIGURES ANNUAL	\$ Total	\$ / Sq.Ft.	\$ / Unit	% GOI	% Op Exp	Comments
<b>1 GROSS POTENTIAL RENTAL INCOME</b>	148,800		18,600.00			
2 - Vacancy & Credit Loss ( 5% )	7,440		930.00			
3 - Other Income (affected by vacancy)						
4 = EFFECTIVE RENTAL INCOME	141,360		17,670.00			
5 + Other Income (NOT affected by vacancy)	1,440		180.00			
<b>6 = GROSS OPERATING INCOME</b>	142,800		17,850.00			
<b>OPERATING EXPENSES</b>						
7 Real Estate Taxes	5,180		647.50	3.6%	25.3%	
8 Personal Property Taxes						
9 Property Insurance	4,760		595.00	3.3%	23.2%	
10 Management						
11 Payroll						
12 Expenses / Benefits ( _____ %)						
13 Taxes / Worker's Comp ( _____ %)						
14 Repairs and Maintenance: Materials						
15 Labor						
16 Utilities: Phone						
17 Gas						
18 Electric	1,200		150.00	0.8%	5.9%	
19 Water	600		75.00	0.4%	2.9%	
20 Sewer						
21 Accounting and Legal						
22 Licenses / Permits						
23 Advertising						
24 Supplies						
25 Contract Services: Trash	1,350		168.75	0.9%	6.6%	
26 Lawn care						"What If..."
27 Landscaping						Cap Rate is:
28 Snow removal						8.0%
29 Other/Misc: 1713 Taxes/Ins.	7,422		927.75	5.2%	36.2%	Value is:
<b>30 TOTAL OPERATING EXPENSES</b>	20,512		2,564.00	14.4%	100.0%	1,528.600
						<b>Sale Cash Out (pre-tax)</b>
<b>31 NET OPERATING INCOME</b>	122,288		15,286.00			1,528.600
						<b>Re-Fi %</b>
32 - Annual Debt Service						
33 - Funded Reserves						<b>Re-Fi Proceeds</b>
34 - Leasing Commissions						
35 - Capital Additions						<b>Re-Fi Cash Out</b>
<b>36 = CASH FLOW BEFORE TAXES</b>	122,288		15,286.00			

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ADDITIONAL NOTES \_\_\_\_\_