

# ANNUAL PROPERTY OPERATING DATA - APOD (Light)



Property Address: 111 Normal, Ypsilanti, MI  
 Property Type: House  
 Number of Units: 6 unit House  
 Prepared For: See Attached Current Rental Roll

(734) 996-0000

January 23, 2017

INVESTMENT	
<b>PURCHASE PRICE</b>	\$393,000
Down Payment % <input type="text" value="20%"/> or \$ <input type="text"/>	\$78,600
Loan Amount:	\$314,400
Other Initial Investment Costs:	
<b>TOTAL CASH INVESTMENT:</b>	<b>\$78,600</b>

LOAN INFORMATION	
Loan Amount	\$314,400
Down Payment	\$78,600
Interest Rate %	4
Number of Years	30
<b>ANNUAL DEBT SERVICE</b>	<b>\$18,012</b>

ANNUAL OPERATING INCOME	
<b>POTENTIAL RENTAL INCOME</b>	\$56,376
Less Vacancy % <input type="text" value="3%"/>	\$1,691
<b>GROSS OPERATING INCOME</b>	<b>\$54,685</b>

<input type="text" value="1"/> YR PRINCIPAL PAYDOWN	\$5,537
<input type="text" value="1"/> YR Avg Annual Paydown	\$5,537
Include in CASH/CASH RETURN?	Yes

ANNUAL OPERATING EXPENSES	
Real Estate Taxes	\$9,508
Insurance	\$2,650
Management % <input type="text"/>	\$0
Repairs and Maintenance	\$700
Utilities	\$3,670
Water	\$2,323
<b>TOTAL OPERATING EXPENSES</b>	<b>\$18,851</b>

RENT CALCULATOR		
# Units	Monthly Rent	Income
6	\$783	\$4,698
		\$0
		\$0
		\$0
Monthly Total w/ 5% Increase		\$4,698
<b>YEARLY TOTAL</b>		<b>\$56,376</b>

<b>NET OPERATING INCOME (NOI)</b>	<b>\$35,834</b>	NOI = GROSS OPERATING INCOME - TOTAL OPERATING EXPENSES
<b>ANNUAL DEBT SERVICE (ADS)</b>	<b>\$18,012</b>	ADS = TOTAL YEARLY PRINCIPAL AND INTEREST PAYMENTS
<b>CASH FLOW BEFORE TAXES (CFBT)</b>	<b>\$17,822</b>	CFBT = NET OPERATING INCOME - ANNUAL DEBT SERVICE
<b>CASH ON CASH RETURN (C/C)</b> ( Including Avg Annual Principal Paydown )	<b>29.7%</b>	C/C = CASH FLOW BEFORE TAXES / TOTAL CASH INVESTMENT
<b>CAP RATE (CR)</b>	<b>9.1%</b>	CR = NET OPERATING INCOME / PURCHASE PRICE + (NOT INC ANNUAL APPRECIATION)

PROPERTY VALUE CALCULATOR - ( Select a CAP RATE to determine Current Property Value )		
<b>SELECT CAP RATE</b>	<b>8.0%</b>	SELECT A DESIRED CAP RATE FOR THE PROPERTY ABOVE
<b>INDICATED PROPERTY VALUE</b>	<b>\$447,922</b>	PROPERTY VALUE = NET OPERATING INCOME / CAP RATE

111 N. NORMAL ST YPSILANTI 48197

RENT ROLL AS OF 1/27/2017

<u>UNIT</u>	<u>TERM</u>	<u>RENT</u>
APT 1	8/2006- MTM	\$ 850.00
APT 2	10/1/2016-9/30/2017	\$ 900.00
APT 3	9/2014 - MTM	\$ 600.00
APT 4	12/7/2016-12/6/2017	\$650.00
APT 5	01/01/2017-12/31/2017	\$ 725.00
APT 6	01/01/2011-12/31/2017	\$ 750.00
	TOTAL MONTHLY	\$4475.00