ANNUAL PROPERTY OPERATING DATA - APOD (Light)

Property Address:

312 Washtenaw, Ypsilanti, MI

Property Type:

Income Property - 2017 Expenses

Number of Units:

1700' Single Family 5BR/3Bath

Prepared For:

Future Buyers

(734) 996-0000

Loan Amount

Down Payment

Interest Rate %

Number of Years

ANNUAL DEBT SERVICE

March 17, 2018

LOAN INFORMATION

INVESTMENT		
PURCHASE PRICE Down Payment % 20% or \$	\$129,000 \$25,800	
Loan Amount:	\$103,200	
Other Initial Investment Costs:	www.	

TOTAL CASH INVESTMENT:	\$25,800
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ANNUAL OPERATING INCOME	
POTENTIAL RENTAL INCOME	\$19,200

Less Vacancy %

8%	\$576
NG INCOME	\$18,624

. 1	YR PRINCIPAL PAYDOWN	
1	YR Avg Annual Paydown	
Inclu	ide in CASH/CASH RETURN?	

\$1,665
\$1,665
Yes

\$103,200

\$25,800

\$6,275

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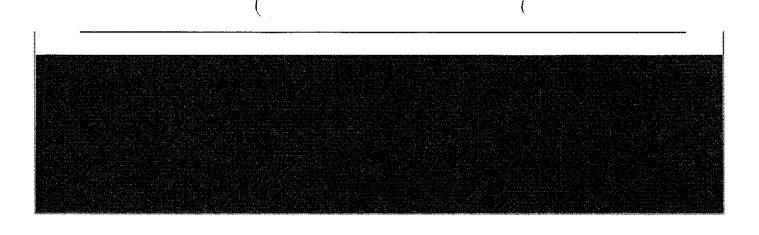
ANNUAL OPERATING EXPENSES	
Real Estate Taxes	\$4,630
Insurance	\$1,380
Management % 0%	\$0
Repairs and Maintenance	\$4,180 www.samubas.up.co
Utilities	
Water	#U

RENT CALCULATOR		
# Units	Monthly Rent	Income
1	\$1,600	\$1,600
T	\$0	\$0
1 1	50	\$0
	\$0	\$0
Monthly		\$1,600

YEARLY TOTAL	\$19,200
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NET OPERATING INCOME (NOI)	\$8,434 NOI = GROSS OPERATING INCOME - TOTAL OPERATING EXPENSES
ANNUAL DEBT SERVICE (ADS)	\$6,275 ADS = TOTAL YEARLY PRINCIPAL AND INTEREST PAYMENTS
CASH FLOW BEFORE TAXES (CFBT)	\$2,159 CFBT = NET OPERATING INCOME - ANNUAL DEBT SERVICE
CASH ON CASH RETURN (C/C)	14.8% C/C = CASH FLOW BEFORE TAXES / TOTAL CASH INVESTMENT
(Including Avg Annual Principal Paydown) CAP RATE (CR)	6.5% CR = NET OPERATING INCOME / PURCHASE PRICE + (NOT INC ANNUAL APPRE

PROPERTY VALUE CA	LCULATOR - (Select a CAP RATE to determine Current Property Value)
SELECT CAP RATE	10.0% SELECT A DESIRED CAP RATE FOR THE PROPERTY ABOVE
INDICATED PROPERTY VALUE	\$84,340 PROPERTY VALUE = NET OPERATING INCOME / CAP RATE



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