

ANNUAL PROPERTY OPERATING DATA - APOD (Light)

Property Address: 422 S. Huron Street, Ypsilanti, MI
 Property Type: Duplex or Single Family
 Number of Units: 2
 Prepared For: General Public



By: (734) 996-0000

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INVESTMENT	
PURCHASE PRICE	\$129,000
Down Payment % 20% or \$	\$25,800
Loan Amount:	\$103,200
Other Initial Investment Costs: Furnace #2	\$2,300
TOTAL CASH INVESTMENT:	\$28,100

LOAN INFORMATION	
Loan Amount	\$103,200
Down Payment	\$25,800
Interest Rate %	4.5
Number of Years	30
ANNUAL DEBT SERVICE	\$6,275

ANNUAL OPERATING INCOME	
POTENTIAL RENTAL INCOME	\$15,600
Less Vacancy % 3%	\$468
GROSS OPERATING INCOME	\$15,132

1 YR PRINCIPAL PAYDOWN	\$1,665
1 YR Avg Annual Paydown	\$1,665
Include in CASH/CASH RETURN?	Yes

ANNUAL OPERATING EXPENSES	
Real Estate Taxes	\$2,700
Insurance	\$800
Management % 0%	\$0
Repairs and Maintenance	\$1,500
Utilities - Water	\$500
Other	
TOTAL OPERATING EXPENSES	\$5,500

RENT CALCULATOR		
# Units	Monthly Rent	Income
2	\$800	\$1,600
		\$0
		\$0
		\$0
Monthly Total		\$1,600
YEARLY TOTAL		\$19,200

NET OPERATING INCOME (NOI)	\$9,632	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)	\$3,357	CFBT = NET OPERATING INCOME - ANNUAL DEBT SERVICE
CASH ON CASH RETURN (C/C) (Including Avg Annual Principal Paydown)	17.9%	C/C = CASH FLOW BEFORE TAXES / TOTAL CASH INVESTMENT
CAP RATE (CR)	7.5%	CR = NET OPERATING INCOME / PURCHASE PRICE

PROPERTY VALUE CALCULATOR - (Select a CAP RATE to determine Current Property Value)		
SELECT CAP RATE	8.0%	SELECT A DESIRED CAP RATE FOR THE PROPERTY ABOVE
INDICATED PROPERTY VALUE	\$120,400	PROPERTY VALUE = NET OPERATING INCOME / CAP RATE