

ANNUAL PROPERTY OPERATING DATA - APOD



Property Address: 518 WashteanwYpsilanti, MI
 Property Type: House
 Number of Units: 2BR & 3 BR House
 Prepared For: Rent adjust Needed - Property Under Rented

(734) 996-0000

September 9, 2017

INVESTMENT	
PURCHASE PRICE	\$140,000
Down Payment % <input type="text" value="20%"/> or \$ <input type="text"/>	\$28,000
Loan Amount:	\$112,000
Other Initial Investment Costs:	<input type="text"/>
TOTAL CASH INVESTMENT:	\$28,000

LOAN INFORMATION	
Loan Amount	\$112,000
Down Payment	\$28,000
Interest Rate %	4.25
Number of Years	30
ANNUAL DEBT SERVICE	\$6,612

ANNUAL OPERATING INCOME	
POTENTIAL RENTAL INCOME	\$18,600
Less Vacancy % <input type="text" value="1%"/>	\$186
GROSS OPERATING INCOME	\$18,414

<input type="text" value="1"/> YR PRINCIPAL PAYDOWN	\$1,888
<input type="text" value="1"/> YR Avg Annual Paydown	\$1,888
Include in CASH/CASH RETURN?	Yes

ANNUAL OPERATING EXPENSES	
Real Estate Taxes	\$5,068
Insurance	\$1,300
Management % <input type="text"/>	\$0
Repairs and Maintenance	\$208
Misc	\$275
Water	\$925
TOTAL OPERATING EXPENSES	\$7,776

RENT CALCULATOR		
# Units	Monthly Rent	Income
1	\$665	\$665
1	\$875	\$875
1	\$10	\$10
		\$0
Monthly Total w/10 laundry		\$1,550
YEARLY TOTAL		\$18,600

NET OPERATING INCOME (NOI)	\$10,638	NOI = GROSS OPERATING INCOME - TOTAL OPERATING EXPENSES
ANNUAL DEBT SERVICE (ADS)	\$6,612	ADS = TOTAL YEARLY PRINCIPAL AND INTEREST PAYMENTS
CASH FLOW BEFORE TAXES (CFBT)	\$4,026	CFBT = NET OPERATING INCOME - ANNUAL DEBT SERVICE
CASH ON CASH RETURN (C/C) (Including Avg Annual Principal Paydown)	21.1%	C/C = CASH FLOW BEFORE TAXES / TOTAL CASH INVESTMENT
CAP RATE (CR)	7.6%	CR = NET OPERATING INCOME / PURCHASE PRICE + (NOT INC ANNUAL APPRECIATION)

PROPERTY VALUE CALCULATOR - (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	\$106,380	PROPERTY VALUE = NET OPERATING INCOME / CAP RATE



