

# ANNUAL PROPERTY OPERATING DATA - APOD Current

Property Address: 5648-50 Whittacker Rd, Ypsilanti, MI  
 Property Type: 4 Plex  
 Number of Units: 2-OneBed & 2-TwoBed Apts Vacant lot  
 Prepared For:



By: (734) 996-0000

May 1, 2021

INVESTMENT	
<b>PURCHASE PRICE</b>	\$389,000
Down Payment % <input type="text" value="20%"/> or \$ <input type="text"/>	\$77,800
Loan Amount:	\$311,200
Other Initial Investment Costs:	\$0
<b>TOTAL CASH INVESTMENT:</b>	<b>\$77,800</b>

LOAN INFORMATION	
Loan Amount	\$311,200
Down Payment	\$77,800
Interest Rate %	4.5
Number of Years	20
<b>ANNUAL DEBT SERVICE</b>	<b>\$23,626</b>



ANNUAL OPERATING INCOME	
<b>POTENTIAL RENTAL INCOME</b>	<b>\$37,020</b>
Less Vacancy % <input type="text" value="1%"/>	\$370
<b>GROSS OPERATING INCOME</b>	<b>\$36,650</b>

<b>1 YR PRINCIPAL PAYDOWN</b>	<b>\$9,823</b>
YR Avg Annual Paydown	\$9,823
Include in CASH/CASH RETURN?	Yes

ANNUAL OPERATING EXPENSES	
Real Estate Taxes + Vacant Lot 425	\$5,475
Insurance	\$2,716
Management % <input type="text" value="0%"/>	\$0
Repairs and Maintenance	\$520
Utilities - Water & Bsmt Electric	\$1,183
Inc Other Lo	\$1,670
<b>TOTAL OPERATING EXPENSES</b>	<b>\$11,564</b>

RENT CALCULATOR		
# Units	Monthly Rent	Income
1	\$1,085	\$1,085
1	\$650	\$650
1	\$950	\$950
1	\$400	\$400
Monthly Total		\$3,085
<b>YEARLY TOTAL</b>		<b>\$37,020</b>

<b>NET OPERATING INCOME (NOI)</b>	<b>\$25,086</b>	NOI = GROSS OPERATING INCOME - TOTAL OPERATING EXPENSES
<b>ANNUAL DEBT SERVICE (ADS)</b>	<b>\$23,626</b>	ADS = TOTAL YEARLY PRINCIPAL AND INTEREST PAYMENTS
<b>CASH FLOW BEFORE TAXES (CFBT)</b>	<b>\$1,460</b>	CFBT = NET OPERATING INCOME - ANNUAL DEBT SERVICE
<b>CASH ON CASH RETURN (C/C)</b> ( Including Avg Annual Principal Paydown )	<b>14.5%</b>	C/C = CASH FLOW BEFORE TAXES / TOTAL CASH INVESTMENT
<b>CAP RATE (CR)</b>	<b>6.4%</b>	CR = NET OPERATING INCOME / PURCHASE PRICE

PROPERTY VALUE CALCULATOR - ( Select a CAP RATE to determine Current Property Value )		
<b>SELECT CAP RATE</b>	<input type="text" value="7.0%"/>	SELECT A DESIRED CAP RATE FOR THE PROPERTY ABOVE
<b>INDICATED PROPERTY VALUE</b>	<b>\$358,369</b>	PROPERTY VALUE = NET OPERATING INCOME / CAP RATE



# ANNUAL PROPERTY OPERATING DATA - APOD Proposed

Property Address: 5648-50 Whittacker Rd, Ypsilanti, MI  
 Property Type: 4 Plex  
 Number of Units: 2-OneBed & 2-TwoBed Apts  
 Prepared For: Includes Vacant Lot Next Door @ 50K value



By: (734) 996-0000

May 1, 2021

INVESTMENT	
<b>PURCHASE PRICE</b>	\$350,000
Down Payment % <input type="text" value="20%"/> or \$ <input type="text"/>	\$70,000
Loan Amount:	\$280,000
Other Initial Investment Costs:	\$0
<b>TOTAL CASH INVESTMENT:</b>	<b>\$70,000</b>

LOAN INFORMATION	
Loan Amount	\$280,000
Down Payment	\$70,000
Interest Rate %	4.5
Number of Years	20
<b>ANNUAL DEBT SERVICE</b>	<b>\$21,257</b>



ANNUAL OPERATING INCOME	
<b>POTENTIAL RENTAL INCOME</b>	<b>\$39,420</b>
Less Vacancy % <input type="text" value="1%"/>	\$394
<b>GROSS OPERATING INCOME</b>	<b>\$39,026</b>

<b>1 YR PRINCIPAL PAYDOWN</b>	<b>\$8,838</b>
YR Avg Annual Paydown	\$8,838
Include in CASH/CASH RETURN?	Yes

ANNUAL OPERATING EXPENSES	
Real Estate Taxes + Vacant Lot 425	\$5,475
Insurance	\$2,716
Management % <input type="text" value="0%"/>	\$0
Repairs and Maintenance	\$520
Utilities - Water & Bsmt Electric	\$1,183
Inc Other Lo	\$1,670
<b>TOTAL OPERATING EXPENSES</b>	<b>\$11,564</b>

RENT CALCULATOR PROPOSED		
# Units	Monthly Rent	Income
1	\$1,085	\$1,085
1	\$650	\$650
1	\$1,000	\$1,000
1	\$550	\$550
Monthly Total		\$3,285
<b>YEARLY TOTAL</b>		<b>\$39,420</b>

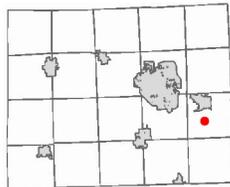
<b>NET OPERATING INCOME (NOI)</b>	<b>\$27,462</b>	NOI = GROSS OPERATING INCOME - TOTAL OPERATING EXPENSES
<b>ANNUAL DEBT SERVICE (ADS)</b>	<b>\$21,257</b>	ADS = TOTAL YEARLY PRINCIPAL AND INTEREST PAYMENTS
<b>CASH FLOW BEFORE TAXES (CFBT)</b>	<b>\$6,205</b>	CFBT = NET OPERATING INCOME - ANNUAL DEBT SERVICE
<b>CASH ON CASH RETURN (C/C)</b> ( Including Avg Annual Principal Paydown )	<b>21.5%</b>	C/C = CASH FLOW BEFORE TAXES / TOTAL CASH INVESTMENT
<b>CAP RATE (CR)</b>	<b>7.8%</b>	CR = NET OPERATING INCOME / PURCHASE PRICE

PROPERTY VALUE CALCULATOR - ( Select a CAP RATE to determine Current Property Value )		
<b>SELECT CAP RATE</b>	<input type="text" value="8.0%"/>	SELECT A DESIRED CAP RATE FOR THE PROPERTY ABOVE
<b>INDICATED PROPERTY VALUE</b>	<b>\$343,273</b>	PROPERTY VALUE = NET OPERATING INCOME / CAP RATE





**Vacant Parcel 5662**



1: 600

4/29/2021



**NOTE: Parcels may not be to scale.**

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.



5590

Whittaker Rd

5650

5612

5662



5702

5625

5718

5680

Creek