# ANNUAL PROPERTY OPERATING DATA - APOD (Light)

| | |
|---|---|
| Property Address: | 212 W Michigan Ave, Ypsilanti |
| Property Type: | Retail-Commercial / Residential Mix |
| Number of Units: | One Retail and 3 Apartments |
| Prepared For: | Leased through 8/2020 |

**TOM STACHLER**
*Going Beyond for You*

By: (734) 996-0000

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## INVESTMENT

| | | |
|---|---|---|
| **PURCHASE PRICE** | | $310,000 |
| Down Payment % | 20% or $ | $62,000 |
| Loan Amount: | | $248,000 |
| Other Initial Investment Costs: | | $0 |
| **TOTAL CASH INVESTMENT:** | | **$62,000** |

## LOAN INFORMATION

| | |
|---|---|
| Loan Amount | $248,000 |
| Down Payment | $62,000 |
| Interest Rate % | 4.5 |
| Number of Years | 20 |
| **ANNUAL DEBT SERVICE** | **$18,828** |

| | | |
|---|---|---|
| **1** YR PRINCIPAL PAYDOWN | | **$7,828** |
| YR Avg Annual Paydown | | $7,828 |
| Include in CASH/CASH RETURN? | | Yes |

## ANNUAL OPERATING INCOME

| | |
|---|---|
| **POTENTIAL RENTAL INCOME** | **$35,760** |
| Less Vacancy % 1% | $358 |
| **GROSS OPERATING INCOME** | **$35,402** |

## ANNUAL OPERATING EXPENSES

| | |
|---|---|
| Real Estate Taxes | $6,083 |
| Insurance | $2,420 |
| Management % 0% | $0 |
| Repairs and Maintenance | $2,483 |
| Utilities - Water | $1,164 |
| Other | $150 |
| **TOTAL OPERATING EXPENSES** | **$12,300** |

## RENT CALCULATOR

| # Units | Monthly Rent | Income |
|---|---|---|
| 1 | $435 | $435 |
| 1 | $1,005 | $1,005 |
| 1 | 745 | $745 |
| 1 | 795 | $795 |
| | Monthly Total | $2,980 |
| **YEARLY TOTAL** | | **$35,760** |

| | | |
|---|---|---|
| **NET OPERATING INCOME (NOI)** | **$23,102** | NOI = GROSS OPERATING INCOME - TOTAL OPERATING EXPENSES |
| **ANNUAL DEBT SERVICE (ADS)** | **$18,828** | ADS = TOTAL YEARLY PRINCIPAL AND INTEREST PAYMENTS |
| **CASH FLOW BEFORE TAXES (CFBT)** | **$4,275** | CFBT = NET OPERATING INCOME - ANNUAL DEBT SERVICE |
| **CASH ON CASH RETURN (C/C)** | **19.5%** | C/C = CASH FLOW BEFORE TAXES / TOTAL CASH INVESTMENT |
| ( Including Avg Annual Principal Paydown ) | | |
| **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** | **6.0%** | SELECT A DESIRED CAP RATE FOR THE PROPERTY ABOVE |
| **INDICATED PROPERTY VALUE** | **$385,040** | PROPERTY VALUE = NET OPERATING INCOME  / CAP RATE |

# APOD SETUP

## EXCEL 2003 AND OLDER VERSIONS

**ENABLE MACROS:**

1. TOOLS > MACRO > SECURITY > MEDIUM or LOW > OK

**ENABLE PRINCIPAL PAYDOWN FORMULA CALCULATION – EXCEL**

1. TOOLS > ADD-INS > ANALYSIS TOOLPAK > ANALYSIS TOOL

You may be asked if you want to install the feature – click yes.

Note: Some versions of Excel software do not have the Analysis

software feature included.  In that case you will not be

the Principal Paydown feature – everything else should

**Save and Close Excel completely, then restart**

## EXCEL 2007

**ENABLE MACROS:**

1. Click the OFFICE Button in the upper left corner of the scree

2. Click the "Excel Options" Button in the lower right

3. Click the "Trust Center" Button on the left.  Then, at the bott

  "Trust Center Settings".

4. Select "Macro Settings"

5. Select either "Disable all macros with notification" or "Enable

6. Click OK at bottom right

**Save and Close Excel completely, then restart**