

ANNUAL PROPERTY OPERATING DATA

Purpose Evaluation-Refinance Date 8-1-07
 Name _____
 Location 507 West Chocolate Ave Hershey
 Type of Property 4 unit apt

A- 575^m B- 575^m C- 400^m d- 400^m

		%	2	3
1	GROSS SCHEDULED RENTAL INCOME			23,400
2	Plus Other Income			
3	TOTAL GROSS INCOME			
4	Less: Vacancy & Credit Losses	5%		1,170
5	GROSS OPERATING INCOME			22,230
6	Less Operating Expenses			
7	Accounting & Legal		150 ^m	
8	Advertising, Licenses & permits			
9	Property Insurance		1,114 ^m	
10	Property Management			
11	Payroll-Residential Mangmt.			
12	Other			
13	Taxes-Workman's Compensation			
14	Personal Property Taxes			
15	Real Estate Taxes (. mills x \$)		3,566 ^m	
16	Repairs & Maintenance	5%	1,112 ^m	
17	Services - Elevator			
18	Janitorial			
19	Lawn <i>own/tenant</i>			
20	Pool			
21	Rubbish Waste mgmt		895 ^m	
22	Other			
23	Supplies			
24	Utilities-Electricity PPL		683 ^m	
25	Gas and Oil			
26	Sewer and Water		2,513 ^m	
27	Telephone			
28	Other			
29	Miscellaneous			
30				
31	TOTAL OPERATING EXPENSES		10,033	10,033
32	NET OPERATING INCOME			12,197
33	Less: Total Annual Debt Service			
34	CASH FLOW BEFORE TAXES			