

Allocation of Space	Total Sq. Ft.	Heated Sq. Ft.
A.		
B.		
C.		
D.		
E.		
F.		
G.		
H.		
Column Totals		

Attach additional sheets for below information if needed

A. Detailed description of land and buildings, construction type and quality, major improvements:

B. Amenities / Unique Features:

C. Local Area or General Business Competition:

D. Description of Local Area and Property Location:

E. Desired Seller Loan Terms For Owner Finance:

Pictures: Building, View from across street, Street scene looking North,
 Street scene looking South

Property Name: _____

INCOME AND EXPENSE SUMMARY

INCOME	YEAR 2008	YEAR 2009	YEAR 2010 (Year To Date)
Gross Rents Revenue (including taxes)			
Other Income			
Other Income			
Other Income			
Total Income	(A)	(A)	(A)
EXPENSES			
Sales Tax			
Franchise Fees			
Marketing and Advertising			
Real Property Taxes			
Property Insurance (all types)			
Workman's Compensation Insurance			
Payroll (Wages, Unemployment, FICA)			
Telephone			
Water & Sewer			
Garbage Collection			
Electric			
Gas (natural or propane)			
Bank and credit card processing fees			
Office Supplies			
Maintenance repairs & supplies (excluding employee labor)			
Capital Improvements (roof, boiler, furniture, appliances, etc.)			
Leases and Rentals Expense (equipment, real property)			
Other			
Other			
All Other Expenses (Excluding Mortgage Payments)			
Total Expenses	(B)	(B)	(B)
NET OPERATING INCOME (NOI) Subtract Line (A) - (B)			

Revenues are verifiable reported income, OR Revenues are estimated.

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