

APOD

Purpose _____
 Name _____
 Location _____
 Type of Property _____
 Date _____
 Price _____
 Loans _____
 Equity _____

Assessed/Appraised Values	
Land	_ %
Improvement	_ %
Personal Property	_ %
Total	100%
Adjusted Basis as of	_

Scheduled Rents	
of	=
of	=
of	=
of	=
of	=
of	=
of	=
TOTALS	

Mortgages:	Balance	Payment	#Pmt/Yr	Interest	Term
1st					
2nd					
3rd					
Potential					
1st					
2nd					
3rd					

	Monthly	Annual	%	Comments
1 SCHEDULED RENTAL INCOME				
2 Less: Vacancy and Credit Losses				
3 EFFECTIVE RENTAL INCOME				
4 Plus: Other Income				
5 GROSS OPERATING INCOME				
6 Less: Operating Expenses				
7 Accounting and Legal				
8 Advertising, Licenses, Permit				
9 Property Insurance				
10 Property Management				
11 Payroll-Resident Management				
12				
13 Taxes-Worker's Compensation				
14 Personal Property Taxes				
15 Real Estate Taxes				
16 Repairs and Maintenance				
17 Services-Elevator				
18 Janitorial				
19 Lawn				
20 Pool				
21 Rubbish				
22 Other				
23 Supplies				
24 Utilities-Electricity				
25 Gas and Oil				
26 Sewer and Water				
27 Telephone				
28 Other				
29 Miscellaneous				
30				
31 TOTAL OPERATING EXPENSES				
32 NET OPERATING INCOME				
33 Less: Annual Debt Service				
34 CASH FLOW BEFORE TAXES				

Prepared by:
 Prepared for: