

Annual Property Operating Data

Date

January 24 2023

Price	\$350,000.00
Loans	
Equity	

Purpose	Estimate of Value	
Name	Castor 7 Plex	
Location	5202 51 Ave Castor Ab.	
Type of Property	7 Plex	
Assessed/Appraised Values		
Land	\$39,330.00	
Improvement	\$263,530.00	
Personal Property		
Total	\$302,860.00	100.00%
Adjusted Cost Base as of		

FINANCING			
Existing	Balance	Payment	# Pymt/Yr Interest Term
1st			
2nd			
3rd			
Potential			
1st			
2nd			

	%	2	3		Comments
1 SCHEDULED RENTAL INCOME	50700				
2 Less: Vacancy and Credit Losses	2535				
3 EFFECTIVE RENTAL INCOME	48165				
4 Plus: Other Income					
5 GROSS OPERATING INCOME	48165				
6 Less: Operating Expenses		5% vacancy			
7 Accounting and Legal					unit 1 600
8 Advertising, Licenses and Permits					unit 2 650
9 Property Insurance	5233.76				unit 3 575
10 Property Management	5400				unit 4 600
11 Payroll-Resident Management					unit 5 650
12 Other					unit 6 600
13 Taxes-Worker's Compensation					unit 7 550
14 Personal Property Taxes					Monthly 4225
15 Real Estate Taxes	4537.85				Annual 50700
16 Repairs and Maintenance	2392.76				
17 Services-Elevator					
18 Janitorial					
19 Lawn					
20 Pool					
21 Rubbish					
22 Other					
23 Supplies					
24 Utilities-Electricity	10574.9				
25 Gas and Oil					
26 Sewer and Water					
27 Telephone					
28 Other					
29 Miscellaneous					
30					
31 TOTAL OPERATING EXPENSES	28139.27		cap rate	5.72%	
32 NET OPERATING INCOME	20025.73				
33 Less: Annual Debt Service					
34 CASH FLOW BEFORE TAXES	20025.73				

Prepared by

BK