

Property Name 3428 Vail Ave NE  
 Location \_\_\_\_\_  
 Type of Property \_\_\_\_\_  
 Size of Property 2,200 square feet  
 Purpose of analysis Sales Listing

## Annual Property Operating Data

Purchase Price \$340,000  
 Price per square foot \$155  
 Approx. acreage 0.3580

Assessed Value  
 Land \_\_\_\_\_  
 Improvements \_\_\_\_\_  
 Personal Property \_\_\_\_\_  
 Total \_\_\_\_\_

Adjusted Basis as of: \_\_\_\_\_

|     | Balance | Periodic Pmt | Pmts/Yr | Interest | Amort Period |
|-----|---------|--------------|---------|----------|--------------|
| 1st | _____   | _____        | _____   | _____    | _____        |
| 2nd | _____   | _____        | _____   | _____    | _____        |

|                                    | \$/SQ FT<br>or \$/Unit | %<br>of GOI     |        | COMMENTS / FOOTNOTES   |
|------------------------------------|------------------------|-----------------|--------|------------------------|
| ALL FIGURES ARE ANNUALIZE          |                        |                 |        |                        |
| 1 <b>POTENTIAL RENTAL INCOME</b>   |                        |                 | 33,600 | Projected Market Rent  |
| 2 Less: Vacancy & Cr. Losses       |                        | ( 5. % of PRI ) | 1,680  |                        |
| 3 <b>EFFECTIVE RENTAL INCOME</b>   |                        |                 | 31,920 |                        |
| 4 Plus: Other Income (collectable) |                        |                 |        |                        |
| 5 <b>GROSS OPERATING INCOME</b>    |                        |                 | 31,920 | Total GRI (Projected). |
| 6 <b>OPERATING EXPENSES:</b>       |                        |                 |        |                        |
| 7 Real Estate Taxes                |                        |                 | 3,317  |                        |
| 8 Personal Property Taxes          |                        |                 |        |                        |
| 9 Property Insurance               |                        |                 | 1,725  |                        |
| 10 Off Site Management             |                        |                 |        |                        |
| 11 Payroll                         |                        |                 |        |                        |
| 12 Office Expense                  |                        |                 |        |                        |
| 13 Taxes/Worker's Compensation     |                        |                 |        |                        |
| 14 Repairs and Maintenance         |                        |                 | 3,400  |                        |
| 15 Water, Sewer and Trash          |                        |                 | 1,560  |                        |
| 16 Utilities                       |                        |                 |        | Paid by tenants        |
| 17                                 |                        |                 |        |                        |
| 18                                 |                        |                 |        |                        |
| 19                                 |                        |                 |        |                        |
| 20 Accounting and Legal            |                        |                 |        |                        |
| 21 Licenses/Permits                |                        |                 |        |                        |
| 22 Advertising                     |                        |                 |        |                        |
| 23 Supplies                        |                        |                 |        |                        |
| 24 <b>Miscellaneous Services:</b>  |                        |                 |        |                        |
| 25                                 |                        |                 |        |                        |
| 26                                 |                        |                 |        |                        |
| 27                                 |                        |                 |        |                        |
| 28                                 |                        |                 |        |                        |
| 29                                 |                        |                 |        |                        |
| 30 TOTAL OPERATING EXPENSES        |                        |                 | 10,002 |                        |
| 31 <b>NET OPERATING INCOME</b>     |                        |                 | 21,918 | 6.4%                   |
| 32 Less: Annual Debt Service       |                        |                 |        | (Cap Rate)             |
| 33 Less: Participation Payments    |                        |                 |        |                        |
| 34 Less: Leasing Commissions       |                        |                 |        |                        |
| 35 Less: Funded Reserves           |                        |                 |        |                        |
| 36 <b>CASH FLOW BEFORE TAXES</b>   |                        |                 |        |                        |

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: Effective 07/25/25  
 Prepared by: Melissa Salazar

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Loan  
Term

\_\_\_\_\_

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