

Annual Property Operating Data

Name Jac Pine Hotel/Motel
 Location 5501 W 4th
 Type of Property motel
 Size of Property 2657/ 8 units (Sq. Ft./Units)
 Purpose Estimate Value-Sale

Purchase Price \$ 449,000.00
 Acquisition Costs \$ _____
 Loan Points _____ %
 Down Payment \$ _____

Assessed/Appraised Values

Land % \$ _____
 Improvements % \$ _____
 Personal Property % \$ _____
 Total % _____

Adjusted Basis as of: \$ 449,000.00

Existing Balance Payment #Pmts. /Yr. Interest Term
 1st \$ _____
 2nd \$ _____
 Potential
 1st \$ _____
 2nd \$ _____

ALL FIGURES ARE ANNUAL		\$/SQ FT or \$/Unit	% of GOI	COMMENTS/FOOTNOTES	
1	POTENTIAL RENTAL INCOME	<u>0.00</u>		\$ 57,240.00	8 units=7 and mgr "house"
2	Plus: Other Income (affected by vacancy)				-\$10,200 for manager unit.
3	Less: Vacancy & Cr. Losses	<u>3.00</u>		<u>1,717.20</u>	
4	EFFECTIVE RENTAL INCOME			\$ 55,522.80	
5	Plus: Other Income (not affected by vacancy)				
6	GROSS OPERATING INCOME	<u>57,240.00</u>		\$ 55,522.80	
OPERATING EXPENSES:					
7	Real Estate Taxes			\$ 1,723.00	
8	Personal Property Taxes			\$ 120.00	
9	Property Insurance			\$ 2,300.00	
10	Off Site Management	<u>6.00</u>		\$ 3,331.37	
11	Payroll			\$	
12	Expenses/Benefits			\$	
13	Taxes/Worker's Compensation			\$	
14	Repairs and Maintenance	<u>4.00</u>		\$ 2,220.91	
Utilities:				\$	
15	water			\$ 900.00	
16	cable			1,400.00	
17				\$	
18					
19	Accounting and Legal			\$ 2,000.00	
20	Licenses/Permits			\$ 300.00	
21	Advertising			\$ 1,000.00	
22	Supplies			\$ 500.00	
23	Miscellaneous Contract Services:			\$	
24	cleaning			1,200.00	
25				\$	
26				\$	
27				\$	
28				\$	
29	TOTAL OPERATING EXPENSES			\$ 16,995.28	
30	NET OPERATING INCOME			\$ 38,527.52	
31	Less: Annual Debt Service				
32	Less: Funded Reserves			\$	
33	Less: Leasing Commissions			\$	Cap Rate without mgr rental
34	Less: Capital Additions			\$	is 6%
35	CASH FLOW BEFORE TAXES			<u>38,527.52</u>	==Cap rate 9%

The statements and figures herein, while not guaranteed, are secured from sources we believe accurate.
 Buyers to verify all information.

Prepared by: Tim Lambdin