



Input Summary Report
 The Georgia
 79 Unit Apartment Building

March 02, 2008
 Analyzer Pro
 Rental Apartment Building

Purchase Price

Purchase Price	8,000,000
Acquisition Cost	<u>160,000</u> 2.00%
Total Purchase Price	\$ 8,160,000

Land

Frontage	160 Ft
Land Area	23,000 Sq. Ft

Building Area

66,700 Sq. Ft

Rentable area	<u>58,000</u>
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No of Units	79
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Financing

Mortgage	Lender	Amount	Interest Rate	Amortization Years	Monthly Payment	Term Expiry
First Mortgage	USA Bank	<u>3,700,000</u>	%7.00	25	<u>26,151</u>	
		\$ 3,700,000			\$ 26,151	
				Annual Payment	\$ 313,810	



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Revenue & Expenses.

Entry Choice	Quantity	2007 from Owner		2008 Forecasted		
		Income	Vacancy & Credit Loss	Income	Vacancy & Credit Loss	
Income						
Studios	\$ per Unit per Mo	4	\$ 650	2.00%	\$ 670	4.00%
One Bedrooms	\$ per Unit per Mo	58	\$ 810	3.50%	\$ 820	4.00%
Two bedrooms	\$ per Unit per Mo	11	\$ 975	3.50%	\$ 1,025	4.00%
Three Bedrooms	\$ per Unit per Mo	4	\$ 1,050	4.00%	\$ 1,100	4.00%
Laundry	\$ per Unit per Mo	79	\$ 12	3.70%	\$ 13	4.00%
Parking	\$ per Parking Space per Mo	81	\$ 30.00	0%	\$ 33.00	4.00%

Entry Choice	Quantity	2007 from Owner		2008 Forecasted	
		Expense	Expense	Expense	Expense
Expenses					
Accounting and Legal	\$ per Yr	-	\$ 2,000		\$ 6,000
Advertising	\$ per Yr	-	\$ 2,500		\$ 7,000
Licenses and Permits	\$ per Yr	-	\$ 2,100		\$ 2,500
Insurance	\$ per Yr	-	\$ 9,000		\$ 14,000
Prop. Management	% of Effective Gross Income	-	4.00%		5.00%
Salary, Res. Caretaker	\$ per Mo	-	\$ 1,750		\$ 2,600
Property Taxes	\$ per Yr	-	\$ 21,000		\$ 29,000
Maintenance & Repairs	\$ per Unit x Total No.of Units per Yr	79	\$ 210		\$ 500
Elevator Service	\$ per Mo	-	\$ 400		\$ 700
Utilities	\$ per Unit x Total No.of Units per Yr	79	\$ 350		\$ 425
Supplies	\$ per Mo	-	\$ 200		\$ 250
Garbage Collection	\$ per Unit x Total No.of Units per Yr	79	\$ 60		\$ 90
Other Expenses	\$ per Unit x Total No.of Units per Mo	79	\$ 30		\$ 120