ANNUAL PROPERTY OPERATING DATA - APOD (Light)

Property Address:	110 Pearl St, Ypsilanti, MI
Property Type:	Retail-Commercial / Residential Mix
Number of Units:	One Office and 1 Apartment
Prepared For:	Leased thru 8/21 and 9/22

TOM STACHLER
Going Beyond for You

By: (734) 996-0000

April 9, 2021

INVESTMENT

PURCHASE PRICE		$320,000
Down Payment %	20% or $	$64,000
Loan Amount:		$256,000
Other Initial Investment Costs:		$0
TOTAL CASH INVESTMENT:		**$64,000**

LOAN INFORMATION

Loan Amount	$256,000
Down Payment	$64,000
Interest Rate %	4.5
Number of Years	20
ANNUAL DEBT SERVICE	**$19,435**

ANNUAL OPERATING INCOME

POTENTIAL RENTAL INCOME	$33,480
Less Vacancy % 1%	$335
GROSS OPERATING INCOME	**$33,145**

1	**YR PRINCIPAL PAYDOWN**	**$8,080**
	YR Avg Annual Paydown	$8,080
	Include in CASH/CASH RETURN?	Yes

ANNUAL OPERATING EXPENSES

Real Estate Taxes		$5,100
Insurance		$1,100
Management %	0%	$0
Repairs and Maintenance		$520
Utilities - Water		$590
Other		$150
TOTAL OPERATING EXPENSES		**$7,460**

RENT CALCULATOR

# Units	Monthly Rent	Income
1	$1,340	$1,340
1	$1,450	$1,450
0	$0	$0
0	$0	$0
	Monthly Total	$2,790
YEARLY TOTAL		**$33,480**

NET OPERATING INCOME (NOI)	**$25,685**	NOI = GROSS OPERATING INCOME - TOTAL OPERATING EXPENSES
ANNUAL DEBT SERVICE (ADS)	**$19,435**	ADS = TOTAL YEARLY PRINCIPAL AND INTEREST PAYMENTS
CASH FLOW BEFORE TAXES (CFBT)	**$6,250**	CFBT = NET OPERATING INCOME - ANNUAL DEBT SERVICE
CASH ON CASH RETURN (C/C) (Including Avg Annual Principal Paydown)	**22.4%**	C/C = CASH FLOW BEFORE TAXES / TOTAL CASH INVESTMENT
CAP RATE (CR)	**8.0%**	CR = NET OPERATING INCOME / PURCHASE PRICE

PROPERTY VALUE CALCULATOR - (Select a CAP RATE to determine Current Property Value)

SELECT CAP RATE	**7.0%**	SELECT A DESIRED CAP RATE FOR THE PROPERTY ABOVE
INDICATED PROPERTY VALUE	**$366,931**	PROPERTY VALUE = NET OPERATING INCOME / CAP RATE

APOD SETUP

EXCEL 2003 AND OLDER VERSIONS

ENABLE MACROS:

1. TOOLS > MACRO > SECURITY > MEDIUM or LOW > OK

ENABLE PRINCIPAL PAYDOWN FORMULA CALCULATION – EXCEL

1. TOOLS > ADD-INS > ANALYSIS TOOLPAK > ANALYSIS TOOLI

You may be asked if you want to install the feature – click yes.

Note: Some versions of Excel software do not have the Analysis

software feature included. In that case you will not be

the Principal Paydown feature – everything else should

Save and Close Excel completely, then restart

EXCEL 2007

ENABLE MACROS:

1. Click the OFFICE Button in the upper left corner of the scree

2. Click the "Excel Options" Button in the lower right

3. Click the "Trust Center" Button on the left. Then, at the bott

"Trust Center Settings".

4. Select "Macro Settings"

5. Select either "Disable all macros with notification" or "Enable

6. Click OK at bottom right

Save and Close Excel completely, then restart