

# ANNUAL PROPERTY OPERATING DATA - APOD (Light)



Property Address: 312 Washtenaw, Ypsilanti, MI  
 Property Type: Income Property - 2017 Expenses  
 Number of Units: 1700 Single Family 5BR/3Bath  
 Prepared For: Future Buyers

(734) 996-0000

March 17, 2018

INVESTMENT	
PURCHASE PRICE	\$120,000
Down Payment % <input type="text" value="20%"/> or \$ <input type="text"/>	\$25,800
Loan Amount:	\$103,200
Other Initial Investment Costs:	
<b>TOTAL CASH INVESTMENT:</b>	<b>\$25,800</b>

LOAN INFORMATION	
Loan Amount	\$103,200
Down Payment	\$25,800
Interest Rate %	4.5
Number of Years	30
<b>ANNUAL DEBT SERVICE</b>	<b>\$6,275</b>

ANNUAL OPERATING INCOME	
POTENTIAL RENTAL INCOME	\$19,200
Less Vacancy % <input type="text" value="8%"/>	\$576
<b>GROSS OPERATING INCOME</b>	<b>\$18,624</b>

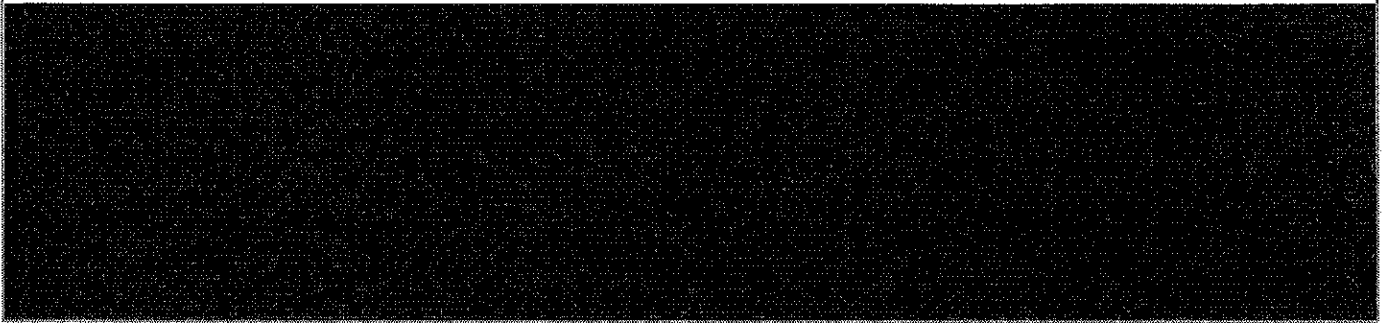
<input type="text" value="1"/> YR PRINCIPAL PAYDOWN	\$1,665
<input type="text" value="1"/> YR Avg Annual Paydown	\$1,665
Include in CASH/CASH RETURN?	Yes

ANNUAL OPERATING EXPENSES	
Real Estate Taxes	\$4,630
Insurance	\$1,380
Management % <input type="text" value="0%"/>	\$0
Repairs and Maintenance	\$4,180
Utilities	\$0
Water	
<b>TOTAL OPERATING EXPENSES</b>	<b>\$10,190</b>

RENT CALCULATOR		
# Units	Monthly Rent	Income
1	\$1,600	\$1,600
1	\$0	\$0
1	\$0	\$0
1	\$0	\$0
Monthly Total		\$1,600
<b>YEARLY TOTAL</b>		<b>\$19,200</b>

<b>NET OPERATING INCOME (NOI)</b>	<b>\$8,434</b>	NOI = GROSS OPERATING INCOME - TOTAL OPERATING EXPENSES
<b>ANNUAL DEBT SERVICE (ADS)</b>	<b>\$6,275</b>	ADS = TOTAL YEARLY PRINCIPAL AND INTEREST PAYMENTS
<b>CASH FLOW BEFORE TAXES (CFBT)</b>	<b>\$2,159</b>	CFBT = NET OPERATING INCOME - ANNUAL DEBT SERVICE
<b>CASH ON CASH RETURN (C/C)</b> (Including Avg Annual Principal Paydown)	<b>14.8%</b>	C/C = CASH FLOW BEFORE TAXES / TOTAL CASH INVESTMENT
<b>CAP RATE (CR)</b>	<b>6.5%</b>	CR = NET OPERATING INCOME / PURCHASE PRICE + (NOT INC ANNUAL APPRE)

PROPERTY VALUE CALCULATOR - ( Select a CAP RATE to determine Current Property Value )	
<b>SELECT CAP RATE</b>	<b>10.0%</b> SELECT A DESIRED CAP RATE FOR THE PROPERTY ABOVE
<b>INDICATED PROPERTY VALUE</b>	<b>\$84,340</b> PROPERTY VALUE = NET OPERATING INCOME / CAP RATE



<b>APOD SETUP</b>							
<b><u>EXCEL 2003 AND OLDER VERSIONS</u></b>							
<b>ENABLE MACROS:</b>							
1. TOOLS > MACRO > SECURITY > MEDIUM or LOW > OK							
<b>ENABLE PRINCIPAL PAYDOWN FORMULA CALCULATION - EXCEL</b>							
1. TOOLS > ADD-INS > ANALYSIS TOOLPAK > ANALYSIS TOOL							
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							
<b>Save and Close Excel completely, then restart</b>							
<b><u>EXCEL 2007</u></b>							
<b>ENABLE MACROS:</b>							
1. Click the OFFICE Button in the upper left corner of the screen							
2. Click the "Excel Options" Button in the lower right							
3. Click the "Trust Center" Button on the left. Then, at the bottom							
"Trust Center Settings".							
4. Select "Macro Settings"							
5. Select either "Disable all macros with notification" or "Enable							
6. Click OK at bottom right							
<b>Save and Close Excel completely, then restart</b>							