



**FINANCIAL ANALYSIS:**

Fiscal Year from \_\_\_\_\_ to \_\_\_\_\_

**EXPENSES:**

**Actual:**

**Projected:**

**Actual:**

**Projected:**

\$ \_\_\_\_\_  
 Actual Gross Scheduled Inc.  
 \$ \_\_\_\_\_  
 Actual Other Income  
 \$ \_\_\_\_\_  
 Actual Vacancy & Credit Loss  
 \$ \_\_\_\_\_  
 Actual Gross Operating Inc  
 \$ \_\_\_\_\_  
 Actual Operating Expense  
 \$ \_\_\_\_\_  
 Actual Net Operating Income  
 \$ \_\_\_\_\_  
 Actual Total P&I Pay  
 \$ \_\_\_\_\_  
 Actual Cash Flow  
 \$ \_\_\_\_\_  
 Actual Cap Rate  
 \$ \_\_\_\_\_  
 Actual Cash on Cash  
 \$ \_\_\_\_\_  
 Gross Multiplier

\$ \_\_\_\_\_  
 Projected Gross Sched.Inc.  
 \$ \_\_\_\_\_  
 Projected Other Income  
 \$ \_\_\_\_\_  
 Projd Vacancy & Credit Loss  
 \$ \_\_\_\_\_  
 Projected Gross Operating Inc.  
 \$ \_\_\_\_\_  
 Projected Operating Expense  
 \$ \_\_\_\_\_  
 Projected Net Oper. Income  
 \$ \_\_\_\_\_  
 Projected Annual P&I Expense  
 \$ \_\_\_\_\_  
 Projected Cash Flow  
 \$ \_\_\_\_\_  
 Projected Cap Rate  
 \$ \_\_\_\_\_  
 Projected Cash on Cash  
 \$ \_\_\_\_\_  
 Projected Gross Multiplier

\$ \_\_\_\_\_  
 Actual Taxes Expense  
 \$ \_\_\_\_\_  
 Actual Ins. F&L Expense  
 \$ \_\_\_\_\_  
 Actual Gas & Electric  
 \$ \_\_\_\_\_  
 Actual Water/Sewer Expense  
 \$ \_\_\_\_\_  
 Actual Trash Expense  
 \$ \_\_\_\_\_  
 Actual Supplies Expense  
 \$ \_\_\_\_\_  
 Actual Maintenance Expense  
 \$ \_\_\_\_\_  
 Actual Pest Control Expense  
 \$ \_\_\_\_\_  
 Actual License Expense  
 \$ \_\_\_\_\_  
 Actual Gardener Expense  
 \$ \_\_\_\_\_  
 Actual Manager Expense  
 \$ \_\_\_\_\_  
 Actual Maid Service  
 \$ \_\_\_\_\_  
 Actual Other Expense  
 \$ \_\_\_\_\_  
 Actual Total Expense

\$ \_\_\_\_\_  
 Projected Taxes Expense  
 \$ \_\_\_\_\_  
 Projected F&L Ins. Expense  
 \$ \_\_\_\_\_  
 Projected Gas & Electric  
 \$ \_\_\_\_\_  
 Projd Water/Sewer Expense  
 \$ \_\_\_\_\_  
 Projected Trash Expense  
 \$ \_\_\_\_\_  
 Projected Supplies Expense  
 \$ \_\_\_\_\_  
 Projd Maintenance Expense  
 \$ \_\_\_\_\_  
 Projd Pest Control Expense  
 \$ \_\_\_\_\_  
 Projected License Expense  
 \$ \_\_\_\_\_  
 Projected Gardener Expense  
 \$ \_\_\_\_\_  
 Projected Manager Expense  
 \$ \_\_\_\_\_  
 Projected Maid Service Exp  
 \$ \_\_\_\_\_  
 Projected Other Expense  
 \$ \_\_\_\_\_  
 Projected Total Expense

**FINANCING:**

\$ _____ 1st Loan Balance	\$ _____ 1 <sup>st</sup> P&I Pymt	1 <sup>st</sup> Int % _____	1 <sup>st</sup> Assumable Y/N	\$ _____ 1 <sup>st</sup> Balloon	_____ 1 <sup>st</sup> Due MM/YY
\$ _____ 2 <sup>nd</sup> Loan Balance	\$ _____ 2 <sup>nd</sup> P&I Pymt	2 <sup>nd</sup> Int % _____	2 <sup>nd</sup> Assumable Y/N	\$ _____ 2 <sup>nd</sup> Balloon	_____ 2 <sup>nd</sup> Due MM/YY
\$ _____ BLN Loan Balance	\$ _____ BLN P&I Pymt	BLN Int % _____	BLN Assumable Y/N	\$ _____ BLN Balloon	_____ BLN Due M/YY

_____	_____	X	_____	_____	_____	_____
ZONING	LOT DIMENSIONS(APPROX)	LOT SQ.FT.(APPROX)	APPROX # ACRES	# OF PARKING SPACES	# OF BUILDINGS	
_____	_____	_____	Y / N	Y / N	Y / N	
# OF STORIES	ELEVATORS	AGE	# OF EMPLOYEES	OWNER OPERATED	MANAGER OPERATED	WILL MANAGER STAY?
_____	_____	_____	_____	_____	_____	_____
ASSESSORS PARCEL #	SHOW PHONE _____					

**REMARKS:** 1025 CHARACTERS -Information is published on the Internet, IDX Sites and/or given to clients please refer to the attributes of the property in this space.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**DIRECTIONS to PROPERTY:** 128 CHARACTERS

( # ) denotes Maximum # of Items that can be checked)

**AMENITIES (#15)**

- 1) BBQ
- 2) CLUBHOUSE
- 3) CTV AVAILABLE
- 4) ELEVATOR
- 5) EXERCISE ROOM
- 6) HEATED POOL
- 7) REC ROOM
- 8) RV PARKING
- 9) SAUNA
- 10) SPA
- 11) TENNIS
- 98) NONE
- 99) OTHER

**COOLING (#8)**

- 1) CENTRL/F/AIR ELEC
- 2) CENTRL/F/AIR GAS
- 3) EVAP COOLER
- 4) HEAT PUMP
- 5) WALL WINDOW
- 98) NONE
- 99) OTHER

**CONSTRUCTION (#11)**

- 1) BLOCK
- 2) BRICK
- 3) CONCRETE
- 4) CONCRETE TITLUP
- 5) FRAME
- 6) GLASS
- 7) STEEL
- 8) STONE
- 9) STUCCO
- 99) OTHER REMARKS

**EXISTING FINANCING (#13)**

- 1) AITD
- 2) ARM
- 3) CLEAR
- 4) CONV
- 5) CVET
- 6) FHA
- 7) FXD RT
- 8) GPM
- 9) LND CNTRCT
- 10) PRIVATE
- 11) VA
- 99) OTHER REMARKS

**FLOORS (#4)**

- 1) SLAB
- 2) WOOD
- 99) OTHER REMARKS

**FLOOD ZONE (#1)**

- 1) KNOWN HAZARD
- 2) HAZARD UNKNOWN
- 99) OTHER REMARKS

**GEOLOGICAL HAZARD (#1)**

- 1) KNOWN HAZARD
- 2) HAZARD UNKNOWN
- 99) OTHER REMARKS

**HEATING (#9)**

- 1) BASEBOARD
- 2) CENTRL F/AIR ELEC
- 3) CENTRL F/AIR GAS
- 4) FLOOR FURNACE
- 5) HEAT PUMP
- 6) RADIANT
- 7) WALL
- 99) OTHER REMARKS

**LOT SIZE (#1)**

- 1) .25 ACRES OR LESS
- 2) .25-.50 ACRES
- 3) .50-.75 ACRES
- 4) .75-1.5 ACRES
- 5) 1.5-2.5 ACRES
- 6) 2.5-5.0 ACRES
- 7) 5.0-10 ACRES
- 8) 10-20 ACRES
- 9) ABOVE 20 ACRES

**\*LISTING TYPE (#1)**

- ER) EXCLUSIVE RIGHT
- EA)EXC RIGHTW/EXCPTN
- X) EXCLUSIVE AGENCY
- O) OPEN LISTING
- P) PROBATE

**VIRTUAL TOUR LINK**

**PARKING (#8)**

- 1) METERED
- 2) ON SITE
- 3) PRIVATE
- 4) PUBLIC
- 5) STREET
- 6) UNDERGROUND
- 99) OTHER/REMARKS

**FINANCIAL INFO SOURCE (#2)**

- 1) ACCOUNTANT
- 2) LIMITED INFO
- 3) OWNER
- 4) TAX RETURN
- 99) OTHER REMARKS

**SHOWING (#5)**

- 1) APPT W.L/O
- 2) APPT W/OCC
- 3) CALL FIRST
- 4) CALL L/O
- 5) GATE PASS
- 6) KEY IN L/O
- 7) W/ACCEPTED OFFER
- 99) OTHER REMARKS

**SALE INCLUDES (#8)**

- 1) BUILDING
- 2) EQUIPMENT
- 3) INVENTORY
- 4) LAND
- 5) LEASES
- 6) LICENSES/PERMITS
- 99) OTHER REMARKS

**SPECIAL (#21)**

- 1) ASSESSMENTS/LIENS
- 2) BUILDING REPORT
- 3) CITY REPORT
- 4) CITY TRANSFER TAX
- 5) COURT APPRVD SALE
- 6) ENERGY RETROFIT
- 7) EXCLUDED ITEMS
- 8) FREEWAY ACCESS
- 9) HIGHWAY FRONTAGE
- 10) HOME OWNERS WRRNTY
- 11) LAND LEASE
- 12) LOCAL TRANSFER TAX
- 13) OTHER TAXES
- 14) RENT CONTROL
- 15) RR SPURS
- 16) SELLERS ARE RE LIC.
- 17) SERVICE CONTRACTS
- 18) TERMITE CERTIFICATE
- 98) NONE KNOWN
- 99) OTHER REMARKS

**SOURCE OF SQUARE FEET (#2)**

- 1) BUYER TO VERIFY
- 2) OWNER
- 3) PLANS
- 4) TAPED
- 5) TAX RECORDS
- 99) OTHER REMARKS

**STORIES (#1)**

- 1) 1 STORY
- 2) 2 STORY
- 3) 3 STORY
- 4) 4 STORY
- 5) BI-LEVEL
- 6) TRI-LEVEL

**TERMS (#12)**

- 1) AITD
- 2) ASSUMABLE 1
- 3) ASSUMABLE 2
- 4) ASSUMABLE OTHER
- 5) CASH
- 6) CASH TO EXST LOAN
- 7) CASH TO NEW LOAN
- 8) EXCHANGE DOWN
- 9) EXCHANGE UP
- 10) FHA
- 11) LAND CONTRACT
- 12) LEASE OPTION
- 13) OWNER-CARRY 1ST
- 14) OWNER-CARRY 2ND
- 15) STATE VETERAN
- 16) SUBMIT
- 17) USE EXISTING LNDER
- 18) VA
- 99) OTHER REMARKS

**\*SALES RESTRICTIONS**

- NONE KNOWN
- PROBATE SUBJECT TO OVERBID
- SHORT SALE APPROVED
- ESTATE
- COURT APPROVAL REQUIRED
- REO
- CALL AGENT
- NEED SHORT SALE-NO LNDR KNW
- PRE- SS PKG SUBMITTED TO LENDER(S), READY FOR OFFERS
- NOD FILED/FORECLOSURE PENDING
- HOME ASSISTANCE PROGRAM
- OTHER REMARKS
- 

**\*MANDATORY REMARKS**

- 98 NONE KNOWN
- OFFER ACCEPTED CONTINGENT ON COURT APPROVAL
- OFFER ACCEPTED W/ LEASE OPTION
- OFFER ACCEPTED PENDING LENDER APPROV. OF SHORT SALE
- OFFER(S) SUBMITTED AWAITING REO APPROVAL
- OFFER(S) SUBMITTED AWAITING SHORT SALE APPROVAL

**VOW - Virtual Office Website**

- Yes  No

**Internet Syndication**

- Yes  No

**Internet Address Field**

- FULL  PARTIAL  NO

**\*AUTO VALUATION MODEL**

- Yes  No

**\*REALTOR.COM**

- Yes  No

**\*ALLOW COMMENTS/REVIEW**

- Yes  No

**AUTHORIZED SIGNATURE APPROVING LISTING**

\_\_\_\_\_

**DATE APPROVED**

\_\_\_\_\_