

FINANCIAL ANALYSIS:

Fiscal Year from _____ to _____

EXPENSES:

Actual:

Projected:

Actual:

Projected:

\$ _____
 Actual Gross Scheduled Inc.
 \$ _____
 Actual Other Income
 \$ _____
 Actual Vacancy & Credit Loss
 \$ _____
 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 Property Mgmt Expense
 \$ _____
 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 Property Mgmt Exp
 \$ _____
 Projected Other Expense
 \$ _____
 Projected Total Expense

FINANCING:

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

_____ ZONING	_____ LOT DIMENSIONS ^X (APPROX)	_____ LOT SQ.FT.(APPROX)	_____ APPROX # ACRES	_____ WATER DISTRICT
_____ # OF PARKING SPACES	_____ # OF BUILDINGS	_____ AGE	_____ WELL ^{Y / N}	_____ PUBLIC SEWAGE FACILITY ^{Y / N}
_____ SEWAGE CAPACITY	_____ WELL PUMP CAPACITY			_____ PRIVATE SEWAGE FACILITY ^{Y / N}
_____ 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.

CONFIDENTIAL REMARKS: 255 CHARACTERS -Information is intended as Broker to Broker Information - Not to be given to Public or published on the internet

DIRECTIONS to PROPERTY: 128 CHARACTERS

AMENITIES

- 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

EXISTING FINANCING

- A) CONVENTIONAL
- B) FHA
- C) VA
- D) CVET
- E) FIXED RATE
- F) ARM
- G) GPM
- H) AITD
- I) LAND CONTRACT
- M) PRIVATE
- N) OTHER
- O) CLEAR
- P) REMARKS

FLOOD ZONE

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

GEOLOGICAL HAZARD

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

LOT SIZE

- 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**

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

VIRTUAL TOUR LINK

FINANCIAL INFO SOURCE

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

SHOWING

- 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

SPECIAL

- 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
- 99) OTHER REMARKS

TERMS

- 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 WITH 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

***ALLOW COMMENTS/REVIEW**

Yes No

AUTHORIZED SIGNATURE APPROVING LISTING _____

DATE APPROVED _____