

**Income Property Loan Analysis**

Borrower John Jones

Income/Expense Analysis

		<u>2008</u>	
	Address	123 Mian Street Birmingham, MI	
	# Units		
Base Rents		\$122,561.00	
Other Income			
Tenant Reimbursments		\$32,540.00	
Total Rents (Gross Income)		<b>155,101.00</b>	
Vacancy	5.00%	<b>6,128.05</b>	
Vacancy- comm	2.00%	<b>650.80</b>	
Adjusted Gross Income		<b>148,322.15</b>	
Expenses:			
Taxes		27,213.00	
Water & Sewer Rents		0.00	
Insurance		4,531.00	
Legal/other		500.00	
Utilities		12,031.00	
Maintenance	3.00%	<b>4,449.66</b>	
Repairs			
Workman Pay		0.00	
Mgmt	4.00%	<b>5,932.89</b>	
Replacement Reserves	\$175 per unit	<b>0.00</b>	
Misc		0.00	
Debt Service on First Mortgage		0.00	
Telephone		0.00	
Total Operating Expenses		<b>\$54,657.55</b>	
Net Operating Income		<b>\$93,664.60</b>	
Debt Service @ 1.2*		<b>\$74,931.68</b>	
Debt Service on Requested Loan		<b>\$61,154.15</b>	
Net cash after Debt Service		<b>\$32,510.45</b>	

Balance of 1st

*TERMS	Rate	6.00%	Minimum D.C. required	1.25
STANDARD	Amount	\$ 850,000	Max Loan Amt. (debt coverage)	\$1,041,498
	Term	360		
	Payment	\$5,096.18	LTV at the amount requested	
			65	

<b>Debt Coverage Ratio</b> (N.O.I. /Debt Service)	<u>1.532</u>		*ACTUAL TERMS	Rate	6.00%
				Amount	\$850,000
Income Approach Value	9.00%	\$1,040,717.77		Term	360
(N.O.I./ Cap Rate of)	11.00%	\$851,496.36	*	Payment	\$5,096.18
Break Even Ratio (O.E. plus D.S./G.I.)	0.836				