



Input Summary Report
 The Georgia
 79 Unit Apartment Building

March 05, 2008
 Analyzer Pro
 Rental Apartment Building

Purchase Price

| | |
|----------------------|----------------------|
| Purchase Price | 7,758,000 |
| Acquisition Cost | <u>155,160</u> 2.00% |
| Total Purchase Price | \$ 7,913,160 |

Land

| | |
|-----------|---------------|
| Frontage | 160 Ft |
| Land Area | 23,040 Sq. Ft |

Building Area

66,700 Sq. Ft

| | |
|---------------|---------------|
| Rentable area | <u>58,000</u> |
|---------------|---------------|

| | |
|-------------|----|
| No of Units | 79 |
|-------------|----|

Financing

| Mortgage | Lender | Amount | Interest Rate | Amortization Years | Monthly Payment | Term Expiry |
|----------------|--------|---------------------|---------------|--------------------|-------------------|-------------|
| First Mortgage | CIBC | <u>3,700,000</u> | %7.00 | 25 | <u>25,915</u> | |
| | | \$ 3,700,000 | | | \$ 25,915 | |
| | | | | Annual Payment | \$ 310,985 | |



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Revenue & Expenses.

| Entry Choice | Quantity | 2007 from Owner | | 2008 Forecasted | | |
|----------------|-----------------------------|-----------------|-----------------------|-----------------|-----------------------|-------|
| | | Income | Vacancy & Credit Loss | Income | Vacancy & Credit Loss | |
| Income | | | | | | |
| Studios | \$ per Unit per Mo | 4 | \$ 750 | 2.00% | \$ 790 | 4.00% |
| One Bedrooms | \$ per Unit per Mo | 58 | \$ 850 | 3.50% | \$ 875 | 4.00% |
| Two bedrooms | \$ per Unit per Mo | 11 | \$ 975 | 3.50% | \$ 1,025 | 4.00% |
| Three Bedrooms | \$ per Unit per Mo | 4 | \$ 1,050 | 4.00% | \$ 1,100 | 4.00% |
| Laundry | \$ per Unit per Mo | 79 | \$ 12 | 3.70% | \$ 13 | 4.00% |
| Parking | \$ per Parking Space per Mo | 81 | \$ 30.00 | 0% | \$ 35.00 | 4.00% |

| Entry Choice | Quantity | 2007 from Owner | | 2008 Forecasted | |
|------------------------|--|-----------------|-----------|-----------------|-----------|
| | | Expense | Expense | Expense | Expense |
| Expenses | | | | | |
| Accounting and Legal | \$ per Yr | - | \$ 2,000 | | \$ 6,000 |
| Advertising | \$ per Yr | - | \$ 2,500 | | \$ 7,000 |
| Licenses and Permits | \$ per Yr | - | \$ 2,100 | | \$ 2,500 |
| Insurance | \$ per Yr | - | \$ 9,000 | | \$ 14,000 |
| Prop. Management | % of Effective Gross Income | - | 4.00% | | 5.00% |
| Salary, Res. Caretaker | \$ per Mo | - | \$ 1,750 | | \$ 2,600 |
| Property Taxes | \$ per Yr | - | \$ 21,000 | | \$ 30,000 |
| Maintenance & Repairs | \$ per Unit x Total No.of Units per Yr | 79 | \$ 210 | | \$ 550 |
| Elevator Service | \$ per Yr | - | \$ 2,500 | | \$ 7,000 |
| Utilities | \$ per Unit x Total No.of Units per Yr | 79 | \$ 350 | | \$ 425 |
| Supplies | \$ per Mo | - | \$ 200 | | \$ 250 |
| Garbage Collection | \$ per Unit x Total No.of Units per Yr | 79 | \$ 60 | | \$ 90 |
| Other Expenses | \$ per Unit x Total No.of Units per Mo | 79 | \$ 30 | | \$ 80 |