

# Terra Title Corp.

## INVESTMENT PROPERTY WORKSHEET

This form is designed to assist in estimating the benefits of a Real Estate investment. It does not calculate the effects of market conditions at time of sale, which can vary. This form is not a substitute for legal, tax, accounting, construction, or other advise.

<b>Purchase Cost:</b>						\$
<b>Cash Invested:</b>						\$
<b>Financing:</b>	<b>Amount:</b>	\$	<b>Rate:</b>	\$	<b>P&amp;I:</b>	\$
<b>Land Value:</b>			\$			
						↓DEPRECIATION↓
<b>Personal Property Value:</b>		\$	x		% =	\$
<b>Building Value:</b>		\$	x		% =	\$
<b>Land Improvement:</b>		\$	x		% =	\$
<b>Total Depreciation:</b>						\$

<b>Rent:</b>	\$	<b>Less vacancy:</b>	\$	=	<b>Gross operating income:</b>	\$

<b>EXPENSES:</b>	<b>MATERIAL</b>	<b>LABOR</b>
Real Estate Tax	\$	\$
Repairs	\$	\$
Roofing	\$	\$
Appliances	\$	\$
Painting Exterior	\$	\$
Painting Interior	\$	\$
Bathroom Fixtures	\$	\$
Lock-sets	\$	\$
Doors	\$	\$
Heating Plant	\$	\$
Floor Refinishing	\$	\$
Carpeting	\$	\$
Cabinetry	\$	\$
Plumbing	\$	\$
Association Dues	\$	\$
Electrical	\$	\$
Management	\$	\$

<b>SUBTOTALS:</b>	
<b>TOTALS:</b>	\$

# WORKSHEET

## GARDEN APARTMENTS

### INFORMATION

Property:	
Owner:	
Phone:	
Name of Property:	
City:	
State:	
Total Units:	
Units Furnished:	
Units Vacant:	
Year Built:	
Landlord:	
Provides:	
Heat:	
Air Conditioning:	
Electricity:	
Gas:	
Water:	
Carpeting:	
Drapes:	

Owner's Figures of Actual Gross Income for Last Year: \$

Gross Rents (If 100% rented on present rent schedule): \$

## EXPENSES

<b><i>Income:</i></b>		\$
Operating Expenses and Vacancy Allowance:	30 %	
If Landlord provides Heat:	4 %	
If Landlord provides Air Conditioning:	3 %	
If Landlord provides Electricity:	2 %	
If Landlord provides Gas:	1 %	
Add above percentages and multiply by gross income		\$
<b><i>Furniture Replacement:</i></b>		
20% furn., add 1% of gross rents:		
40 % furn., add 2 % of gross rents:		
60% furn., add 3 % of gross rents:		
80% furn., add 4% of gross rents:		
100% furn., add 5% of gross rents:		
Add percentages and multiply by gross income		\$
Actual Real Estate Taxes:		\$
<b><i>TOTAL EXPENSES:</i></b>		\$
<b><i>OPERATING NET:</i></b>		\$
<b><i>LESS:</i></b>		\$
1. Mortgage Service:	%	\$
2. Mtg. Participation:	%	\$
<b>TOTAL DEBT SERVICE:</b>	%	\$
<b>PROJECTED CASH FLOW:</b>		
<b>% OF TOTAL PRICE</b>		

**NOTE:** (Strike out non-applicable percent)

## PROJECTED CASH FLOW

Existing Mortgage Balance as of:	%	\$
Existing Interest Rate:	%	\$
Equity: Cash Flow Capitalization at 12%	%	\$
<b><i>ESTIMATED PRICE:</i></b> %	\$	
<b><i>OWNERS PRICE:</i></b>	%	\$