

OWNER NAME		DATE OF THIS REPORT: _____
ATTN: _____	TOTAL ASSESSMENTS \$:	_____ -
BUSINESS NAME: _____		
PROPERTY ADDRESS: _____		
DISTRICT: _____	BLOCK: _____	LOT: _____ SUBLOT: _____
NUMBER OF BLDGS: _____	TOTAL SQ. FT. _____	TOTAL # OF UNITS: _____

INCOME:	Year 1	Year 2	Year 3
POTENTIAL GROSS INCOME: (PGI)	\$ -	\$ -	\$ -
VACANCY & COLLECTION LOSS: ()	\$ -	\$ -	\$ -
MISCELLANEOUS INCOME:	\$ -	\$ -	\$ -
EFFECTIVE GROSS INCOME: (EGI)	\$ -	\$ -	\$ -

OPERATING EXPENSES:	Year 1	Year 2	Year 3
ADVERTISING & PROMOTIONS:	\$ -	\$ -	\$ -
CLEANING:	\$ -	\$ -	\$ -
INSURANCE:	\$ -	\$ -	\$ -
MAINTENANCE & REPAIRS:	\$ -	\$ -	\$ -
MANAGEMENT FEES:	\$ -	\$ -	\$ -
PROFESSIONAL FEES:	\$ -	\$ -	\$ -
SALARIES & COMMISSIONS:	\$ -	\$ -	\$ -
SECURITY:	\$ -	\$ -	\$ -
SUPPLIES:	\$ -	\$ -	\$ -
TRANSPORTATION:	\$ -	\$ -	\$ -
UTILITIES:	\$ -	\$ -	\$ -
YARD CARE:	\$ -	\$ -	\$ -
Repairs - Taxes - Other - (list below)	\$ -	\$ -	\$ -
1:	\$ -	\$ -	\$ -
2:	\$ -	\$ -	\$ -
3:	\$ -	\$ -	\$ -
4:	\$ -	\$ -	\$ -
5:	\$ -	\$ -	\$ -
6:	\$ -	\$ -	\$ -
7:	\$ -	\$ -	\$ -
TOTAL OPERATING EXPENSES >	\$ -	\$ -	\$ -

DO NOT INCLUDE DEBT SERVICE, DEPRECIATION, CAPITAL IMPROVEMENTS

	Year 1	Year 2	Year 3
NET OPERATING INCOME:	\$ -	\$ -	\$ -

OWNERS DECLARATION OF FAIR MARKET VALUES \$	
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3 YEAR AVERAGE NET OPERATING INCOME	\$ -
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CAP. RATE	
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AVERAGE NOI / CAP. RATE = VALUE:	\$ -
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