Residential Income

Type of Listing Agreement

Have ______ City ______ TG # ______ # Units ______ List Price (LP) ______
Address ______ County ______ State ______ Zip ______ Loans ______
Cross Streets ______ Price per unit ______ Gross Equity ______
Features Terms Poss.

Financial Analysis(Annual)	**Current**	**Pro Forma**
Gross Schedule Income (GSI)		
Vacancy Allowance		
Gross Operating Income(GOI)		
Operating Expenses		
Net Operating Income(NOI)		
Loan Payments(P&I)		
Gross Spendable Income(SI)		
Cap Rate(NOI/LP)		
Gross Multiplier(LP/GSI)		

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A/P # ______ Tax Area ______
Tax Rate Year ______ Tax Rate ______
Land ______
Improvements ______
Personal Propty ______
Total ______
Legal : Lot # Block# Tract#

No of Units	Unit Description	Rent/ Unit	Total/ Rent	Annual Operating Expenses	
				Taxes-Property	
				Taxes-Payroll	
				Insurance-F & L	
				Insurance-Workers	
				Utilities-Gas	
				Utilities-Electric	
				Utilities-Water	
				Services- Trash	
				Services- Gardener	
				Supplies & Misc.	
				Advertising	
				Repairs & Maintena	
				Pest Control	
				Licenses	
				Manager-On Site	
				Manager-Professior	
				Other	
				Other	
				Other	
				Other	
	Total Mo Rent			Other	
Other Income				Other	
Total Annual Income				Total	

Loan Information as of ______
1st TD $ ______ @ ______ MO P&I ______
Due ______ Lender ______
Assumable? ______ Type ______ Fee ______
2nd TD ______ @ ______ MO P & I ______
Due ______ Lender ______
Assumable? ______ Type ______ Fee ______
Land: ______ Lease $ ______ Yr Lease Expires ______
Zones: Spec Study? Flood? Coastal? Slide?
Pot. New 1St Interest Rate Mo P & I
Pot. New 2nd Interest Rate Mo P & I
Financing Remarks

Remarks

Total Parking: ______ # Garages ______ # Car Ports ______ # Spaces ______ # Patios ______ # Balconies ______
Rent Control ______ Tenant Pays: Gas ______ Electric ______ Water ______ Trash ______ Cable TV ______ Rec Room ______
Zoning ______ Lot Size ______ Lot Sq. Ft. ______ # Buildings ______ Year Built ______ Net Bldg S.F. ______
Construction ______ Stories ______ Sewer ______ Heat ______ Central A/C ______ # Wall A/C ______ Elevators ______
Floors ______ #Carpets ______ # Drapes ______ # Ranges ______ # Refg ______ # Disposals ______ #D/W ______ Roof ______
Circulating Water Heaters ______ Pool ______ Heated ______ Spa ______ Sauna ______ Alley ______ Paved ______
E-mail ______ To Show ______ Phone ______
Salesperson ______ Listing Office ______ **Phone** S/O Comp ______

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