

RealData Property Analysis Data Checklist

Property Information

- 1. Property Name
- 2. Type 2a. Is the property residential or nonresidential?
- 3. Location
- 4. Analysis Begins Month Year
- 5. Investor
- 6. Prepared For

Financing

- 7. 1st Mortgage
 - 7a. Amount 7b. Term in Months 7c. Points Paid
 - 7d. Starting Interest Rate
 - 7e. Rate Changes

New Rate	Year
New Rate	Year
New Rate	Year
New Rate	Year
New Rate	Year
- 8. 2nd Mortgage
 - 8a. Amount 8b. Term in Months 8c. Points Paid
 - 8d. Mortgage begins Month Year
 - 8e. Starting Interest Rate
 - 8f. Rate Changes

New Rate	Year
New Rate	Year
New Rate	Year
New Rate	Year
New Rate	Year

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Income & Expenses

9. First Year Gross Scheduled Rental Income
- 10a. Annual Rate of Increase % for Years 2-20
OR, enter the actual Gross Scheduled Income for years 2-20 on the page 4
11. Vacancy and Credit Loss Allowance %, Years 1-20
12. First Year Operating Expenses
- | | |
|------------------------------|-----------|
| Accounting | Legal |
| Advertising | Electric |
| Insurance (Fire & Liability) | Fuel Oil |
| Sewer / Water | Gas |
| Trash Removal | Lawn/Snow |
| Property Management | Other |
| Taxes, Real Estate | Other |
| Repairs & Maintenance | Other |
13. Operating Expenses, Annual Rate of Increase % for Years 2-20

Acquisition, Sale & Taxes

14. Purchase Price
15. Closing Costs
16. Expected Holding Period for property (years)
17. Cost of Sale as % of selling price
18. Estimate Resale Price by % capitalization rate
OR by % appreciation rate
19. Depreciable Amount (dollar amount or % of purchase price)
OR provide tax assessments for land and building(s)
20. Investor's Marginal Tax Bracket
21. Investor's Adjusted Gross Income

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Funded Reserves and Capital Improvements

22. Funded Reserves

Year	Amount
Year	Amount
Year	Amount

23. Capital Improvements

Year	Amount
Year	Amount
Year	Amount

Note: The analysis will assume that the investor participates actively (see IRS Publication 925) but does not qualify as a Real Estate Professional as defined in the 1993 Revenue Reconciliation Act.

Your report will be delivered to the email address you provide below. Please "whitelist" realdata.com in your email program to help ensure that your report is not diverted to your spam filter.

Certification & Disclaimer

Terms of Service: The user of this service understands and agrees that the user is submitting the information above solely for the purpose of producing pro-forma property projections, and that that the reasonableness and accuracy of those projections and of the reports produced will be entirely dependent upon the data that the user provides to RealData, Inc. The user asserts that the user has the right to share this information with RealData.

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Certification: By submitting this information to RealData, Inc. I certify that accept the Terms of Service and the RealData Disclaimer, above.

Accepted by:

Name:

Address:

Email:

Telephone:

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Gross Scheduled Income (optional)

10b. Gross Scheduled Income, dollar amount per year

Use this page only if you have not entered a value for 10a. on page 2 of this form.

Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount
Year	Amount

INSTRUCTIONS

Please refer to the following line-item instructions if you need assistance with any part of the data-entry form

1. Enter a name for the property.
2. Property type: Apartment complex, office building, retail, etc.
 - 2a. Residential or non-residential: This choice determines the useful life to be used for depreciation
3. Property location: The report can format this across two lines, e.g., for street and city, ST ZIP.
4. Specify the month and year that the analysis will begin; all first-year calculations will be pro-rated based on starting month.
5. Name of the investor as it should appear on reports.
6. Report prepared by: The report can format this across three lines, e.g., for name, street and city, ST ZIP.
7. Enter details about the first mortgage loan. We assume the first mortgage begins in the same month and year that the analysis begins (i.e., typically when you acquire the property).
 - 7a. The amount of the loan
 - 7b. The term (length) of the loan in months
 - 7c. The number of points paid, if any to secure the loan. A point is 1% of the amount of the loan.
 - 7d. The starting interest rate of the loan.
 - 7e. If this is an adjustable-rate loan, you may make up to four estimates regarding future rates changes. Enter the new interest rate and the year you expect the change to occur. If you make no entries in 7e, we will assume that the rate remains unchanged.
8. If you have a second mortgage, it can begin when you first acquire the property or at a later time.
 - 8d. Specify the month and year that the second mortgage begins.All other entries are analogous to the first mortgage.
9. First Year Gross Scheduled Rent income is the total potential income, i.e., the annual income if all rentable space were in fact rented and all rent collected. Enter the whole-year amount even if you want a report with a partial first year; the software will pro-rate all calculations based on the starting month.
- 10a. Enter (as a percentage) an annual rate of increase for rental income in years 2- 20.
- 10b. If you prefer, enter the actual dollar amounts of rental income for years 2 – 20 on the separate page provided for this item. Please use either 10a or 10b, but not both.
11. Enter the percentage of gross potential income that you believe will be lost due to vacancy and uncollectible rent (credit loss).
12. Enter the dollar amount you expect to spend for operating expenses in the first year. Use the list of most common expenses as a guide. Use "All other..." for expenses not covered by this list of categories, but do not include depreciation, mortgage interest or mortgage principal.
13. Enter (as a percentage) an annual rate of increase for operating expenses in years 2- 20.
14. Enter the purchase price of the property, or if purchased at some time in the past, then enter its value at the time the analysis begins.

15. Enter the closing costs you paid when you purchased the property. Typically, closing costs are payable immediately, but for purposes of deductibility must be amortized over the useful life of the property. Closing costs do not include items such as per diem adjustments for taxes, interest, etc.

16. Expected Holding Period for Property (years): You can specify that you expect to sell the property at the end of any one of the 20 years of the analysis. When you do so, all reports will be configured to provide information appropriate to a holding period of that number of years. For example, the Internal Rate of Return calculation will be based on the expected holding period, and the reports will not display data beyond the sale year.

17. Enter the costs of sale as a percentage of the selling price. Costs of sale usually include legal fees and broker's commission. These costs affect both the cash proceeds of a sale and the tax liability.

18. Estimate resale price by applying a specified capitalization rate to the sale-year's Net operating Income, or by applying an appreciation rate to the property's original purchase price, plus capital improvements.

19. Depreciable Amount: Only the value of the building(s), not the land, may be depreciated. Hence you must specify, either by percentage or by dollar amount, how much of the total purchase price can be allocated to the building(s). A common approach is to look at the values placed by the local tax assessor on the property's land and building, and to use those proportions. If the assessor assigned a value of \$100,000 to the land and \$300,000 to the building, then regardless of the actual price you pay for the property you might reasonably argue that 75% of that price was paid for the building, and is therefore depreciable. You may provide us with your land and building assessments if you choose and we will make that calculation for you.

20. Investor's marginal tax bracket: Your marginal bracket is the rate at which your next dollar of income will be taxed. For 2009 these brackets are as follows:

- # 10% on income between \$0 and \$8,350
- # 15% on the income between \$8,350 and \$33,950; plus \$835
- # 25% on the income between \$33,950 and \$82,250; plus \$4,675
- # 28% on the income between \$82,250 and \$171,550; plus \$16,750
- # 33% on the income between \$171,550 and \$372,950; plus \$41,754
- # 35% on the income over \$372,950; plus \$108,216

21. Investor's Adjusted Gross Income: If your income is below \$100,000, you are eligible for the entire allowance. Therefore any entry you make between \$0 and \$100,000 is equivalent to any other. Likewise, if your AGI is above \$150,000, you are eligible for none of the allowance. Again, any entry over \$150,000 will produce the same effect as any other — in this case, to disqualify your use of the allowance. If your AGI is between \$100,000 and \$150,000, the allowance is phased out at the rate of \$1 for every \$2 of AGI. Therefore, you will need to be concerned about the accuracy of your estimated AGI only if it falls between \$100,000 and \$150,000.

22. Funded Reserves: You may be required by your lender (or by your partners, or by your own sense of caution) to put money into a reserve account as a hedge against future negative cash flows or to fund future capital improvements. Typically you would fund the account during the first year, but you might also choose to do so in future years. Here you may specify up to three different years (including the first year) along with the amount funded. For analysis purposes, money placed in funded reserves in the first year will be treated as part of your initial cash investment.

23. Capital Improvements: Capital improvements cannot be written off as expenses but must be depreciated over the same useful life as the building. Here you may specify up to three different years when you will make such improvements along with the cost of each. For analysis purposes, capital improvements made in the first year will be treated as part of your initial cash investment.

Note also: The analysis will assume that the investor participates actively (see IRS publication 925) but does not qualify as a Real Estate Professional as defined in the 1993 Revenue Reconciliation Act.