

NOI Calculation for Income-Producing Properties

Transaction Name

PROPERTY DESCRIPTION

OPERATING CASH FLOW CALCULATIONS	ANNUAL INCOME		ANNUAL EXPENSES	
	Gross Rents (leased units)	<input style="width: 100%;" type="text"/>	Mortgage (leave blank)	<input style="width: 100%;" type="text"/>
	Gross Rents (vacant units)	<input style="width: 100%;" type="text"/>	Insurance	<input style="width: 100%;" type="text"/>
	Other Income	<input style="width: 100%;" type="text"/>	Maintenance & Repairs	<input style="width: 100%;" type="text"/>
		<input style="width: 100%;" type="text"/>	Landscaping	<input style="width: 100%;" type="text"/>
		<input style="width: 100%;" type="text"/>	Trash Removal	<input style="width: 100%;" type="text"/>
		<input style="width: 100%;" type="text"/>	Utilities	<input style="width: 100%;" type="text"/>
		<input style="width: 100%;" type="text"/>	Electricity	<input style="width: 100%;" type="text"/>
		<input style="width: 100%;" type="text"/>	Natural Gas	<input style="width: 100%;" type="text"/>
	Lease Type	Full Service <input type="checkbox"/> NNN <input type="checkbox"/>	Water	<input style="width: 100%;" type="text"/>
	Vacancy Factor	5%	Other	<input style="width: 100%;" type="text"/>
			Real Estate Taxes	<input style="width: 100%;" type="text"/>
			Association Dues	<input style="width: 100%;" type="text"/>
			Other	<input style="width: 100%;" type="text"/>
			Other	<input style="width: 100%;" type="text"/>
		Other	<input style="width: 100%;" type="text"/>	
		Other	<input style="width: 100%;" type="text"/>	
		Other	<input style="width: 100%;" type="text"/>	
		Tenant Improvement	0	
		Leasing & Marketing	<input style="width: 100%;" type="text"/>	
		TOTAL ANNUAL INCOME	0	
		TOTAL ANNUAL EXPENSES	0	
		ANNUAL NOI (Net Operating Income)	0	

FOR INTERNAL USE ONLY

Loan Amount	
Rate	
Annual Debt Service	0
DSCR	#DIV/0!