

# 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-Professor _____
				Other _____
				Other _____
				Other _____
				Other _____
				Other _____
				Other _____
				Other _____
				Other _____
				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 _____
Zoning _____	Lot Size _____	Lot Sq. Ft. _____	# Buildings _____	Year Built _____
Construction _____	Stories _____	Sewer _____	Heat _____	Central A/C _____
Floors _____	# Carpets _____	# Drapes _____	# Ranges _____	# Refg _____
Circulating Water Heaters _____	Pool _____	Heated _____	Spa _____	Sauna _____
E-mail _____	To Show _____			Phone _____
Salesperson _____	Listing Office _____	Phone _____		S/O Comp _____

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