



## Property Operating Summary



Calendar Year 2010  
4705 95th St N  
St. Petersburg  
Pinellas  
Industrial Investment

Date  
Street Address  
City  
County  
Type



### Property Operating Metrics

Project Acquisition Cost	\$928,816
Potential Gross Income	\$141,319
Effective Gross Income	\$127,187
Net Operating Income	\$91,782

### First Mortgage Loan Metrics

Interest Rate	6.25%	Check
Amortization Period (Years)	20	
Down payment Amount	\$232,204	
Loan Amount	\$696,612	
LTV (Loan to Value Ratio)	75%	
Debt Service (Annual)	\$61,972.16	
DCR (Debt Coverage Ratio)	1.48	

### Second Mortgage Loan Metrics

Interest Rate	10.00%	Check
Amortization Period (Years)	20	
Loan Amount	\$0	
Debt Service (Annual)	\$0.00	

### Investment Metrics

Debt Service (First Mortgage)	\$61,972
DCR (Debt Coverage Ratio)	1.48
Debt Service (Second Mortgage)	\$0
Cash Flow	\$29,809
Capitalization Rate	9.88%
Cash on Cash (Equity Dividend Ratio)	12.84%