



Palmwood Realty, Inc.

Commercial Investment Division

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PROPERTY ANALYSIS FORM

Prepared by _____ Date _____
For _____

Type of Unit: Apartment _____ Stores _____ Offices **X** Other _____

Number of Units: **1**

Address: **10441 QUALITY DRIVE, SUITE 101**
SPRING HILL, FLORIDA 34609

Property Description: **1,320 S.F MEDICAL OFFICE – MAIN LEVEL**

SEE FLOOR PLAN ATTACHED

No. of Stories	3	Sq. Ft.	1,320	Property Size	N/A
Type Const.	CONCRETE/STEEL	Type Roof	FLAT	Year Built	1991
Type Heat	HVAC	Air Cond.	YES	Sewage	YES
Parking	AMPLE	Additional			

Effective Total Gross Rental Income:	\$ _____
Less Vacancy:	\$ _____
Effective Gross Rental Income:	\$ _____

Estimated Fixed Expenses:

Taxes	\$ 2,602	Sewage	In condo fees	Mgmt.	\$ N/A
Elec.	400 est	Refuse	In condo fees	Maint.	2,000 yrly est
Gas	n/a	Ins.	2,500 est	Reserve	
Water	In condo fees	Permits	N/A	Other	7,200 yrly condo fees (\$600 monthly)

Total Estimated Fixed Expenses: \$ **14,702**

Net Income Before Financing: \$ _____

Financing:

First Mortgage \$ _____	Held By _____
Interest Rate _____ %	Years Remaining _____
Monthly Payment \$ _____	Yearly Payment \$ _____
Additional Information _____	

Second Mortgage \$ _____	Held By _____
Interest Rate _____ %	Years Remaining _____
Monthly Payment \$ _____	Yearly Payment \$ _____
Additional Information _____	

Purchase Price \$ 140,000 REDUCED TO \$126,000	Total Expenses	\$ _____
Initial Down Payment \$ _____	Net Income	\$ _____

Return on Investment _____

(The above property is subject to price change, omissions, errors, withdrawal and prior sale.
Unless otherwise specified, this office is acting as a Transaction Broker in the sale of this property.)