

NORTH PENN FINANCIAL

DEBT COVERAGE WORKSHEET

BORROWER NAME _____

PROPERTY TYPE MULTI-FAMILY MIXED USE RETAIL OFFICE INDUSTRIAL

NUMBER OF UNITS _____ APPROXIMATE SQUARE FOOTAGE _____

LOAN TERMS

PROPERTY VALUE _____ AMORTIZATION _____

LOAN AMOUNT _____ ANNUAL DEBT SERVICE _____

LOAN TO VALUE _____ MONTHLY LOAN PMT. _____

INTEREST RATE _____

INCOME

GROSS ANNUAL RENTAL INCOME (USE CURRENT RENT ROLL OR 1040 SCHEDULE E)

PARKING INCOME

EXPENSE REIMBURSEMENTS

OTHER INCOME

TOTAL ANNUAL INCOME

LESS VACANCY (MINIMUM ACTUAL% OR 5% [OFFICE 10%] OF TOTAL RENTS)

EFFECTIVE ANNUAL GROSS INCOME

ANNUAL OPERATING EXPENSES

MANAGEMENT FEES

UTILITIES / PHONE

REPAIRS/MAINT.

SALARIES / LEGAL / ADMIN / ADVERTISING

SNOW / TRASH

REAL ESTATE TAXES

OTHER EXPENSE

OTHER EXPENSE

TOTAL OPERATING EXPENSES

LESS RESERVES (MINIMUM \$250/APT., \$0.15/SF RETAIL & INDUSTRIAL, \$0.20/SF OFFICE)

CASH FLOW

LESS ANNUAL DEBT SERVICE

CASH FLOW AFTER DEBT SERVICE

DEBT SERVICE COVERAGE RATIO(DSCR)

Comments: