

The Red Paperclip Society

Title
 Have
 Location
 Benefits Property
 Offers to Taker
 Why This Property?
 Financial
 Income
 Expenses
 Loan
 Encumbrance
 Loan 1
 Loan 2
 Loan 3
 Total Loans
 Refinance
 Benefits Sought
 Motivation
 Owner Will
 Not Take
 Can Add
 Remarks
 Owner Type
 Client
 Agent
 Cell Phone
 Company
 Address
 City/State/Zip
 Office Phone
 Fax
 Email

Price:
 Loans:
 Equity:
 Date:
 Fee:

		Actual-Prior Year		Projected-Current Year
	Gross Scheduled Income	\$	GSI	\$
	Less VACANCY	\$	Less VAC	\$
	Gross Operating Income	\$	GOI	\$
	Less EXPENSE	\$	Less EXP	\$
	Net Operating Income	\$	NOI	\$
	Less Debt Service	\$	Less Debt	\$
	CASH FLOW	\$	CASH FLOW	\$
	CAP RATE	%	CAP RATE	%
	NOI / Price			
	Balance	Accurate as of	Payment	Rate%
				Loan Due
				Assumable?
	Loan 1	\$	\$	
	Loan 2	\$	\$	
	Loan 3	\$	\$	
	Total Loans	\$	\$	
	Refinance	A NEW INSTITUTIONAL LOAN IS AVAILABLE FOR \$		

Sign and fax to Steve at 888.869.9329



PRESENTATION # _____

Signature