

**FINANCIAL ANALYSIS FOR MILLS ACT CONTRACT AT (ADDRESS):** \_\_\_\_\_

REVENUES Current

1) Monthly Rental Income	3%	
2) Annual Rental Income		

ANNUAL EXPENSES

Gen. Expenses: 25% SFD, Others 30%		
Vacancy loss	3%	\$0
8) Total Expenses		\$0
(Sum Lines 8-9)		

NET OPERTING INCOME		\$0
(Line 2 Minus 8)		

CAPITALIZATION RATE

9) Interest Component	5.5%
10) Historic Property Risk	4%
(2%, or 4% for SFD)	
11) Property Tax Component	1%
12) Amortization Component	0.5%
13) Capitalization Rate	11%
(Sum Line 9 - 12)	

TAXES

14) Mills Act Assessment		\$0
(NOI/ Line 13)		
15) Tax Under Mills Act		\$0
(Line 14 X .01035146)		
16) Current Tax		
17) Tax Savings		
(Line 16 - Line 15)		
		\$0
18) Annual Costs to City		
(Line 17 X 16%)		
		\$0