

Resale and Operation

Resale

Estimate resale price or market value

<input checked="" type="radio"/> by cap. rate	<input style="width: 80%;" type="text" value="9.00%"/>	<input type="radio"/> User-specified amount	<input style="width: 80%;" type="text" value="0"/>
<input type="radio"/> by \$ per SF	<input style="width: 80%;" type="text" value="0.00"/>	<input type="radio"/> Total Project Cost Overall	8,234,200
		Resale amount selected	9,076,000

Escrow and legal costs, resale (% or \$ amt)	<input style="width: 80%;" type="text" value="0.010"/>	= 1%
Title insurance, resale (% or \$ amt)	<input style="width: 80%;" type="text" value="0.010"/>	= 1%
% Sales commission	<input style="width: 80%;" type="text" value="5.000%"/>	

New Permanent Financing

- No new financing; Developer will keep (or Buyer will assume) the existing Takeout Loan after lease-up
- Developer or Buyer will secure new permanent financing after lease-up:

New Permanent Financing Amount (in place after development and lease-up)

<input checked="" type="radio"/> % of resale price	<input style="width: 80%;" type="text" value="75.00%"/>	6,807,000
<input type="radio"/> Development loan amount + land loan amount		n/a
<input type="radio"/> User-specified amount	<input style="width: 80%;" type="text" value="0"/>	
		Amount selected 6,807,000

Permanent financing, term in years	<input style="width: 80%;" type="text" value="20"/>	years
Permanent financing, interest rate	<input style="width: 80%;" type="text" value="7.750%"/>	
Permanent financing, number of points	<input style="width: 80%;" type="text" value="0.000"/>	
New permanent financing amount		6,807,000

You have chosen to secure \$6,807,000 in new permanent financing.

First-Year Income and Expenses

Method of Estimating Rental Income

= total rentable SF - (make entry here regardless of choice selected below)

Gross Scheduled Income _____

Short form; rental income by area and rate

<input type="text" value="10,000"/>	SF @	<input type="text" value="30.00"/>	\$ / SF / year =	300,000
<input type="text" value="8,000"/>	SF @	<input type="text" value="32.00"/>	\$ / SF / year =	256,000
<input type="text" value="8,000"/>	SF @	<input type="text" value="36.00"/>	\$ / SF / year =	288,000
<input type="text" value="4,000"/>	SF @	<input type="text" value="42.00"/>	\$ / SF / year =	168,000
<input type="text" value="0"/>	SF @	<input type="text" value="0.00"/>	\$ / SF / year =	0
<input type="text" value="0"/>	SF @	<input type="text" value="0.00"/>	\$ / SF / year =	0
<input type="text" value="0"/>	SF @	<input type="text" value="0.00"/>	\$ / SF / year =	0
<input type="text" value="0"/>	SF @	<input type="text" value="0.00"/>	\$ / SF / year =	0
<input type="text" value="30,000"/>	SF @	<input type="text" value="33.73"/>	average \$ / SF =	1,012,000

Rental income required to yield capitalization rate on total cost n/a

Total Income from Rent Roll section below
Amount selected 1,012,000

Miscellaneous first-year income

Rent Roll (Optional)

		Totals	0 SF			\$ 0
Qty of units	Unit Description	Unit SF	\$/SF/year	or \$/month	Annual Rent	
<input type="text" value="0"/>	Standard Suite	<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>	Penthouse	<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>	1st-floor retail	<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>	2-bedroom	<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>	3-bedroom	<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>	Loft	<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>	Penthouse	<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>	Garage	<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>	Retail, Anchor	<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>	Retail, Small	<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>	Office	<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>	Warehouse	<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>	MiniStorage	<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>		<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>		<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>		<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>		<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>		<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>		<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>		<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>		<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>
<input type="text" value="0"/>		<input type="text" value="0"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0"/>

Vacancy

% Vacancy and credit loss allowance

First-Year Operating Expenses

Property taxes (1st year of operation)	<input type="text" value="72,000"/>	
Annual insurance cost (1st year)	<input type="text" value="36,000"/>	
Annual maintenance cost (1st year)	<input type="text" value="10,000"/>	
Management fee (% or \$ amount)	<input type="text" value="0.05"/>	= 5%
All other operating expenses (1st year)	<input type="text" value="30,000"/>	