

INVESTOR - TOOLS

PROPERTY ANALYSIS FORM – MULTI-FAMILY PROPERTIES

Property:

Address:

Size of Property:

Acres:

SF:

Size of Building(s):

Stories:

SF:

When Constructed:

Number of Units:

Types of Apartments:

Studios:

One-bedroom:

Two-bedroom:

Three-bedroom:

Four or more bedrooms:

Construction Materials and Quality:

Roofing:

Walls:

Windows and Doors:

Foundation Conditions:

Elevators:

HVAC:

Plumbing:

Appliances:

Laundry Facilities:

Amenities (Pool, clubhouse, tennis courts) :

Parking:

Condition:

Parking Ratios:

Carports:

Visitor:

Landscaping:

Security Systems:

In Individual Apartments:

Throughout Property:

Utilities:

Gas:

Electric:

Sewer:

Water:

Trash:

Phone:

Cable Service:

Taxes:

Tax Rate:

Improvements Made But Not Yet Assessed:

Recent Tax Appeals and Results:

Ratio of Assessments to Market Value in the Community:

Average Rents:

Per MF:

Per SF:

Total Rent Roll:

Net Operating Income (NOI):

Occupancy Rate:

Expenses:

Maintenance:

Payroll:

Taxes:

Property Management:

Rent Concessions:

Insurance:

Advertising and Promotion:

Utilities:

Asking Price:

Total:

Per SF:

Cap Rate Assumed for Transaction:

Estimated Cost for Modernization:

Owner Financing Available:

Percentage of Equity Required:

Expected Cash on Cash Return:

Expected Internal Rate of Return: