

## Apartment Investor Analysis form (complete shaded fields for Fast Track Analysis)

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

COMPANY: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

LISTING / PURCHASE PRICE: \_\_\_\_\_

REQUESTED FINANCING (1ST T.D.): \_\_\_\_\_ ( \_\_\_\_\_ % LTV )

SECONDARY FINANCING (2ND T.D.): \_\_\_\_\_ ( \_\_\_\_\_ % LTV )

TOTAL FINANCING: \_\_\_\_\_ ( \_\_\_\_\_ % LTV )

CASH DOWN PAYMENT: \_\_\_\_\_



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| # UNITS | APARTMENT UNIT MIX:    | LOW / AVG | HIGH  | MKT RENT | SQ FT |
|---------|------------------------|-----------|-------|----------|-------|
| _____   | _____ BDR / _____ BATH | _____     | _____ | _____    | _____ |
| _____   | _____ BDR / _____ BATH | _____     | _____ | _____    | _____ |
| _____   | _____ BDR / _____ BATH | _____     | _____ | _____    | _____ |
| _____   | _____ BDR / _____ BATH | _____     | _____ | _____    | _____ |
| _____   | _____ BDR / _____ BATH | _____     | _____ | _____    | _____ |
| _____   | _____ BDR / _____ BATH | _____     | _____ | _____    | _____ |
| _____   | _____ BDR / _____ BATH | _____     | _____ | _____    | _____ |
| _____   | _____ BDR / _____ BATH | _____     | _____ | _____    | _____ |

|  |  |               |                                  |
|--|--|---------------|----------------------------------|
| <b>Total Number of Units:</b> <span style="border: 1px solid black; padding: 2px 20px;"> </span> |  |               |                                  |
|  | <b>CURRENT</b>   | <b>MARKET</b> | <b>ANNUAL OPERATING EXPENSES</b> |
| <b>TOTAL CURRENT BASE RENTS (100% Occupancy):</b>  | <span style="border: 1px solid black; padding: 2px 20px;"> </span> | _____         | TAXES                            |
| LAUNDRY INCOME:  | _____  | _____         | LICENSES                         |
| OTHER: _____   | _____  | _____         | INSURANCE                        |
| OTHER: _____   | _____  | _____         | UTILITIES                        |
| <b>TOTAL MONTHLY INCOME:</b>   | <span style="border: 1px solid black; padding: 2px 20px;"> </span> | _____         | TRASH                            |
| TOTAL GROSS POTENTIAL INCOME:  | _____  | _____         | MAINTENANCE                      |
| LESS VACANCY ALLOWANCE: ( _____ % )  | _____  | _____         | PAYROLL                          |
| EFFECTIVE GROSS INCOME (EGI):  | _____  | _____         | GARDENING                        |
| LESS OPERATING EXPENSES: ( _____ % )   | _____  | _____         | ADMINISTRATION                   |
| NET OPERATING INCOME (NOI):  | _____  | _____         | OFF SITE MGT                     |
| DEBT SERVICE 1ST TD:   | _____  | _____         | RESIDENT MGR                     |
| DEBT SERVICE 2ND TD:   | _____  | _____         | MISCELLANEOUS                    |
| CASH FLOW  | _____  | _____         | CONTRACT SERVICES                |
| CASH on CASH RETURN on EQUITY  | _____  | _____         | REPLACEMENTS                     |
| GRM / CAP RATE   | _____ / _____  | _____ / _____ |                                  |

|                      |                         |                           |
|----------------------|-------------------------|---------------------------|
| GAS _____            | # PARKING SPACES: _____ | <b>TOTAL:</b> \$ _____    |
| ELECTRIC _____       | TYPE of PARKING _____   | Expense % EGI ( _____ % ) |
| WATER & SEWER _____  |                         | Expense Per Unit \$ _____ |
| # UNITS VACANT _____ | LOT SIZE: _____         | ZONING: _____             |
| YEAR BUILT: _____    | # STORIES: _____        | RENT CONTROL: _____       |
| LAUNDRY ROOM: _____  | # BUILDINGS: _____      | # of POOL's: _____        |
| ELEVATOR: _____      | TOTAL NRA: _____        | TOTAL GBA: _____          |