

NM Apartment Advisors Financial Overview for: 2210 Central SW

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Unit/Rent Summary - 9/16/08

#	Type	Style	Approx Size	E			C		A		Total sf
				Actual Rent \$/sf	Total Actual	Max. Rent this type	Market Rent	Total Max Rent for this type	Total Market Potential		
1	1		400	\$ 425	\$ 425	\$ 450	\$ 1.06	\$ 425	\$ 425	\$ 450	400
1	2		400	\$ 450	\$ 450	\$ 450	\$ 1.13	\$ 450	\$ 450	\$ 450	400
1	3		400	\$ 425	\$ 425	\$ 450	\$ 1.06	\$ 425	\$ 425	\$ 450	400
1	4		400	\$ 535	\$ 535	\$ 575	\$ 1.34	\$ 535	\$ 535	\$ 575	400
1	5		400	\$ 500	\$ 500	\$ 575	\$ 1.25	\$ 500	\$ 500	\$ 575	400
1	7		400	\$ 475	\$ 475	\$ 475	\$ 1.19	\$ 475	\$ 475	\$ 475	400
1	8		400	\$ 450	\$ 450	\$ 475	\$ 1.13	\$ 450	\$ 450	\$ 475	400
1	9		400	\$ 500	\$ 500	\$ 575	\$ 1.25	\$ 500	\$ 500	\$ 575	400
1	10		400	\$ 450	\$ 450	\$ 475	\$ 1.13	\$ 450	\$ 450	\$ 475	400
1	11		400	\$ 475	\$ 475	\$ 475	\$ 1.19	\$ 475	\$ 475	\$ 475	400
1	12		400	\$ 415	\$ 415	\$ 450	\$ 1.04	\$ 415	\$ 415	\$ 450	400
1	14		400	\$ 500	\$ 500	\$ 575	\$ 1.25	\$ 500	\$ 500	\$ 575	400
1	15		400	\$ 550	\$ 550	\$ 575	\$ 1.38	\$ 550	\$ 550	\$ 575	400
1	17		400	\$ 460	\$ 460	\$ 500	\$ 1.15	\$ 460	\$ 460	\$ 500	400
1	18		400	\$ 450	\$ 450	\$ 500	\$ 1.13	\$ 450	\$ 450	\$ 500	400
15	total units		Avg. Unit Size=	400	sf	Total=		\$ 7,060	\$ 7,060	\$ 7,575	6,000
						Annualized =		\$ 84,720	\$ 84,720	\$ 90,900	

Benchmarks

Offering Price	\$580,000		
\$/unit	\$38,667		
\$/sf	\$96.67	Actual	Proforma
GRM	6.85	6.38	
CAP	7.0%	7.0%	
Cash on Cash	6.3%	6.4%	
DCR=	1.29	1.29	



Income

A.	Total Potential Market Income	\$ 90,900	
B.	Less: loss to market lease	\$ 6,180	
C.	Total Potential Income (Max R	\$ 84,720	
D.	Less: Loss to lease	\$ -	Loss in % rent
E.	Total Income	\$ 84,720	
F.	Less: vacancy 5%	\$ 4,236	
G.	Effective Rental Income	\$ 80,484	
H.	Plus: Other Income	\$ -	Est. Laundry
I.	Gross Operating Income	\$ 80,484	

Expenses (Annual)	Actual (Reconstruction from 2007)				Proforma			Based on: Forthcom		
	\$/unit	%	Previous year actuals		\$/unit	%	Income: Line A - F +			
Real Estate Taxes	\$4,039	\$269	5%	Actual 2007 Assessment and bill	\$8,078	\$539	9%	Reflects higher amount		
Personal Property Taxes				based on assmt of \$275,940						
Property Insurance	\$2,344	\$156	3%	Owners actual 2007	\$2,414	\$161	3%	Actual 2007 + 3%		
Property Management:										
Off Site Management	\$8,048	\$537	10%	Est. @ 10%	\$9,090	\$606	11%	10% of Total Potential		
Payroll-Onsite Personnel										
Expenses/Benefits										
Taxes/Workman's Compensation										
Repairs and Maintenance	\$6,000	\$400	7%	Owners actual 2007	\$6,180	\$412	7%	Actual 2007 + 3%		
Utilities:										
Water, Sewer, & Garbage	\$4,200	\$280	5%	Owners actual 2007	\$4,326	\$288	5%	Actual 2007 + 3%		
Gas										
Electric & Gas	\$11,959	\$797	15%	Owners est. 2007	\$12,318	\$821	14%	Actual 2007 + 3%		
Cable										
Telephone										
Landlord Standby										
Accounting and Legal										
Advertising/Licenses/ Commissions										
Admin/Supplies										
Miscellaneous										
Contract Services:										
Janitorial										
Pest Control	\$420	\$28	1%	Owners actual 2007	\$433	\$29	1%	Actual 2007 + 3%		
Unit Turnover										
Landscaping										
Other #1										
Other #2										
Other #3										
Reserve for replacement	\$3,000	\$200	4%		\$3,000	\$200	3%			
Total Operating Expenses	\$40,010	\$2,667	50%	\$3,334.20	\$45,839	\$3,056	53%			
Net Operating Income	\$40,474	\$2,698			\$40,516	\$ 2,701				
Less: Annual Debt Service	\$31,297	\$ 435,000	75%	\$2,608	\$31,297	\$ 435,000	75%	\$2,608	30	6.00%
Cash Flow Before Taxes	\$9,177				\$9,220					