NM Apartment Advisors Financial Overview for: 414 Pine SE

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Unit/Rent Summary

#	Type	Style		Approx Size	Actual Rent	Max. Rent this type	Market Rent	Actual Rent $/sf	Total Actual (E)	Total Max Rent for this type (C)	Total Market Potential (A)	Total sf	Market Rents
1	2x1 - B1		1	750	$ 435	$ 435	$ 500	$ 0.58	$ 435	$ 435	$ 500	750	0.67
1	1x1 - B1		2	650	$ 425	$ 425	$ 475	$ 0.65	$ 425	$ 425	$ 475	650	0.73
1	stud - B1		3	550	$ 375	$ 375	$ 400	$ 0.68	$ 375	$ 375	$ 400	550	0.73
1	stud - B2		4	550	$ 375	$ 375	$ 400	$ 0.68	$ 375	$ 375	$ 400	550	0.73
1	stud - B2		5	550	$ 365	$ 375	$ 400	$ 0.66	$ 365	$ 375	$ 400	550	0.73
1	stud - B2		6	550	$ 375	$ 375	$ 400	$ 0.68	$ 375	$ 375	$ 400	550	0.73
1	stud - B2		7	550	$ 375	$ 375	$ 400	$ 0.68	$ 375	$ 375	$ 400	550	0.73
1	1x1 - B1		8	650	$ 350	$ 375	$ 475	$ 0.54	$ 350	$ 375	$ 450	650	0.73
8	total units				Avg. Unit Size=	600 sf	Total=	$ 0.65	$ 3,075	$ 3,110	$ 3,425	4,800	0.71
							Annualized =		$ 36,900	$ 37,320	$ 41,100		

Benchmarks

		Actual	Proforma
Offering Price	$395,000		
$/unit	$49,375		
$/sf	$82.29		
GRM		10.70	9.61
CAP		4.4%	5.1%
Cash on Cash		1.4%	2.7%
DCR=		1.20	1.39

Income

A.	**Total Potential Market Income**	**$ 41,100**	
B.	Less: loss to market lease	$ 3,780	
C.	**Total Potential Income (Max R**	**$ 37,320**	
D.	Less: Loss to lease	$ 420	
E.	**Total Income**	**$ 36,900**	
F.	Less: vacancy 5%	$ 1,845	
G.	**Effective Rental Income**	**$ 35,055**	
H.	Plus: Other Income	$ -	Est. Laundry
I.	**Gross Operating Income**	**$ 35,055**	

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Expenses (Annual)	**Reconstruction**	**$/unit**	**%**	**Based on:** Actuals Reconstruction 2005	**Proforma**	**$/unit**	**%**	**Based on: Market Rent** Income: Market l- 5% vac
Real Estate Taxes	$2,196	$275	6%	Act '101505733617541401	$3,000	$375	8%	Broker Estimate
Personal Property Taxes				L-$50,100, I-122,400				
Property Insurance	$1,296	$162	4%	Broker Estimate (BE)	$1,296	$162	3%	Broker Estimate
Property Management:								
Off Site Management	$3,786	$473	11%	BE - 2005 Actual $4,957	$4,178	$522	11%	
Payroll-Onsite Personnel								
Expenses/Benefits								
Taxes/Workman's Compensation								
Repairs and Maintenance	$2,234	$279	6%	BE - 2005 Actual $4,019	$2,500	$313	6%	Broker Estimate
Utilities:								
Water, Sewer, & Garbage	$2,721	$340	8%	2005 Actual	$2,721	$340	7%	Broker Estimate
Gas								
Electric	$1,640	$205	5%	2005 Actual - G&E Combo	$1,700	$213	4%	Broker Estimate - G&E Combo
Cable								
Telephone								
Landlord Standby								
Accounting and Legal	$150	$19	0%	BE - 2005 Actual $317	$150	$19	0%	Broker Estimate
Advertising/Licenses/ Commissions	$514	$64	1%	2005 Actual	$500	$63	1%	Broker Estimate
Admin/Supplies				BE - 2005 Actual $36				
Miscellaneous								
Contract Services:								
Janitorial								
Pest Control	$1,116	$140	3%	2005 Actual	$865	$108	2%	Broker Estimate
Unit Turnover								
Landscaping	$360	$45	1%	BE - 2005 Actual $1,851	$360	$45	1%	Broker Estimate
Other #1								
Other #2								
Other #3								
Reserve for replacement	$1,600	$200	5%	BE	$1,600	$200	4%	Broker Estimate
Total Operating Expenses	$17,613	$2,202	50.24%		$18,870	$2,359	53.83%	
Net Operating Income	**$17,442**	$2,180			**$20,175**	$ 2,522		

	ADS	Loan	LTV	Pmt	Term	Interest	ADS	Loan	LTV	Pmt	Term	Interest
Less: Annual Debt Service	$14,493	$ 181,536	46%	$1,208	30	7.00%	$14,493	$ 181,536	46%	$1,208	30	7.00%
Cash Flow Before Taxes	**$2,949**	$ 213,464	54%		DCR	1.20	**$5,682**				DCR	1.39