SMDA 2000 - Real Property Maintenance [Income] 2015

File Edit Goto Module Window Split/Copy/Transfer Reports Help Selected Year

[redacted] 01 of 02 [redacted]

Index Order Parc

Index Value 079-

INCOME APPROACH

Appr. Year 2015

		CARD	MODEL
Prime Use	004 Mixed office re		
Number of Units		19,698	19698.000
No. of Rental Periods 1.0	(X) Rate Per Unit	17.00	0.00
Vacancy & Collection Loss	% 0	0	0.00000
Misc. Income $/Unit 0	% 0	0	0.00000
Effective Gross Income		334,866	
Total Expenses $/Unit 0	or % 20	66,973	0.00000
Net Operating Income		267,893	
Capitalization Rate		9.00	0.00000
Indicated Value		2,976,589	
Miscellaneous Value (+/-)		0	
Indicated Card Value		2,976,589	

Edit
Save
Add
Close
Delete

Misc. Value Notes:

Code Popl
Desc. Popl

Browse - [Income]

Parcel ID	Cap Rate	Card Number	#Units	Rate/Unit	Vac/Coll	Misc Inc.	Total Ex
[redacted]	9.00	01	19698	17.00	0	0	669

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SMDA 2000 - Real Property Maintenance [Income Data] 2015

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[redacted] 02 of 02 [redacted] Index Order Parc

Index Value 079-

Capitalization Keys

Prime Use:	004	Mixed office retail
Neighborhood:	CD4	Commercial District 4
# Of Units	6000.000	
Net Leasable Area	0	
Bsmt Finished	0	
Potential Gross Inc	96000	
Actual Vac & Col Loss	0	
Actual Misc Inc	0	
Valid for Use in Model	F	
Overall Rating		

Capitalization Expenses

Management	0	Legal	0
Insurance	0	Taxes	0
Salary	0	Reserves	0
Supplies	0	Other	0
Utilities	0	Other	0
Maintenance	0	Other	0
Advertising	0		

Capitalization Risk

Level		RPU Adj	0.00000
Adjustment	0.00	Misc	0

Effective Gross Inc	96000
Total Expenses	0
Net Operating Inc	96000

EXPENSE PERCENTAGES :

Advertising	
Insurance	
Legal	
Maintenance	
Management	
Reserves	
Salary	
Supplies	
Taxes	
Utilities	
Other	
Other	
Other	
Rate Per Unit	16
Vac/Coll Loss	
Misc Inc	

Edit
Save
Add
Close
Delete
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Browse - [Income Data]

Parcel ID	Card	Prime Use	Neighborhood
[redacted]	02	004	[redacted]

Start | SMDA 2000 - Real Pro... | New WordPad Document ... | Deskto

SMDA 2000 - Real Property Maintenance [Actual Income Data]

File Edit Goto Module Window Split/Copy/Transfer Reports Help Selected Year

[redacted] 02 of 02 [redacted]

Index Order Parc

Index Value 079-

ACTUAL INCOME DATA

Edit
Save
Add
Close
Delete

Information

Tenant Name
S.F. Area
Type of Space
Level
Quality of Space

Age
Life
Condition

Lease Starts / /
Lease Expires / /

Monthly Rent
Overage
Annual Rent
Rent / S.F.

Items Passed through to Tenant
- ☐ Taxes
- ☐ Common Area Maintenance
- ☐ Utilities

Notes

Code Pop
Desc. Pop

Browse - [Actual Income Data]

Tenant Name	Area	Occupancy	Floor Lvl	Qual	ALC Age	ALC Cond

Start | SMDA 2000 - Real Pro... | New WordPad Document ... | Deskto

SMDA 2000 - Real Property Maintenance [Income Capitalization]

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Capitalization Rates

Capitalization Keys

Prime Use:

Neighborhood: Comp Sales Neighborhood Tal

Capitalization Rates

Mortgage Rate:	.00000
Mortgage Weight:	.00000
Equity Weight:	.00000
Equity Yield:	.00000
Holding Period:	0
Loan Term:	0
Appreciation Rate:	.00000
Taxes:	.00000

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Browse - [Cap Rates]

Prime Use	Neighcode	Cap Rate Before Taxes	Cap Rate After Taxes

Start | SMDA 2000 - Real Pro... | New WordPad Document ...