

**TO BE COMPLETED BY LENDER**

**PROPERTY IDENTIFICATION**

Borrower/Client _____	File No. _____
Property Address _____	Map Reference _____
City _____ County _____ State _____	Census Tract No. _____
Legal Description _____	Zip Code _____

Current Sale Price (if applicable) \$ \_\_\_\_\_ Date of Sale \_\_\_\_\_ Loan Requested \$ \_\_\_\_\_  
 Terms of Sale \_\_\_\_\_

Property Rights Appraised:  Fee  Leasehold (attach completed Ground Lease Analysis Freddie Mac Form 461)

Lender \_\_\_\_\_ Lender's Address \_\_\_\_\_

*Instructions to Appraiser: The purpose of this Appraisal is to estimate the current Market Value of the Subject Property. The definition of Market Value is the highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in cash or its equivalent; (5) financing, if any, is on terms generally available in the community at the specified date and typical for the property type in its locale; (6) the price represents a normal consideration for the property sold unaffected by special financing amounts and/or terms, services, fees, costs, or credits incurred in the transaction. ("Real Estate Appraisal Terminology," published 1975).*

**Note: Freddie Mac does not consider the racial composition of the neighborhood to be a relevant factor, and it must not be considered in the appraisal.**

Other Information \_\_\_\_\_  
 Appraisal requested from \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_ By \_\_\_\_\_

**ATTACHMENTS**

If this Appraisal is made for Freddie Mac, attach items 1, 2, 5, 6, and 7. Attach additional items and check box if considered appropriate for this Appraisal.

- |   |  |
|---|--|
| 1. <input type="checkbox"/> Descriptive photographs of subject property   | 8. <input type="checkbox"/> Map(s) _____   |
| 2. <input type="checkbox"/> Descriptive photographs of street scene   | 9. <input type="checkbox"/> Plot plan or survey  |
| 3. <input type="checkbox"/> Photographs of _____  | 10. <input type="checkbox"/> Qualifications of Appraiser   |
| 4. <input type="checkbox"/> Aerial photograph   | 11. <input type="checkbox"/> Ground Lease Analysis Freddie Mac Form 461 (required if leasehold interest appraised)   |
| 5. <input type="checkbox"/> Sketch or floor plan of typical units   | 12. <input type="checkbox"/> Summary of reciprocal agreements with other owners for use of parking, driveways, recreational facilities, private streets (required if applicable) |
| 6. <input type="checkbox"/> Owner's current certified rent roll if existing or, pro forma if proposed or incomplete     | 13. <input type="checkbox"/> _____   |
| 7. <input type="checkbox"/> Owner's income and expense statement _____ (year) or pro forma income and expense statement | 14. <input type="checkbox"/> _____   |
|   | 15. <input type="checkbox"/> _____   |

**SUMMARY OF SALIENT FEATURES**

TOTAL NUMBER OF APARTMENT UNITS \_\_\_\_\_

CONSTRUCTION:  Existing Property, Approx. Year Built \_\_\_\_\_  Proposed Construction  Under Construction \_\_\_\_\_

DATE OF APPRAISED VALUE \_\_\_\_\_

ESTIMATED MARKET VALUE (Unfurnished) (SEE PAGE 8 FOR CONDITIONS AND REQUIREMENTS) \$ \_\_\_\_\_

Value: Per Unit \$ \_\_\_\_\_, Per Room \$ \_\_\_\_\_, Per Sq. Ft. of Building Area \$ \_\_\_\_\_

GROSS ANNUAL INCOME MULTIPLIER \_\_\_\_\_

OVERALL CAPITALIZATION RATE \_\_\_\_\_%

FORECASTED GROSS ANNUAL ECONOMIC INCOME \$ \_\_\_\_\_

VACANCIES: Actual No. Vacant \_\_\_\_\_ Percentage of Total Units \_\_\_\_\_%

Projected Percentage of Forecasted Gross Annual Economic Income \_\_\_\_\_%

FORECASTED ANNUAL EXPENSE AND REPLACEMENT RESERVES ( \_\_\_\_\_% of Forecasted Gross Annual Economic Income) \$ \_\_\_\_\_

FORECASTED NET ANNUAL INCOME FROM REAL PROPERTY \$ \_\_\_\_\_

PARKING RATIO \_\_\_\_\_ spaces/unit

**SUMMARY OF NEIGHBORHOOD AND PROPERTY**

Neighborhood	Good	Aver.	Fair	Poor	Property	Good	Aver.	Fair	Poor
Employment Stability of Immediate Location					Architectural Attractiveness				
Convenience to Employment Centers					Landscaping				
Protection from Detrimental Conditions					Quality of Construction (Materials & Finish)				
Adequacy of Shopping Facilities					Condition of Exterior				
Adequacy of Public Transportation					Condition of Interior				
Adequacy of Utilities					Room Size and Layout				
Police and Fire Protection					Closets and Storage				
Recreational Facilities					Light and Ventilation				
Property Compatibility					Overall Livability				
General Appearance of Properties					Compatibility to Neighborhood				
Appeal to Market					Overall Appeal and Marketability				

**AREA DATA**

The  City  County  Area population is approximately \_\_\_\_\_

Population:  Increasing \_\_\_\_\_% per year  Stable  Decreasing \_\_\_\_\_% per year

Describe the economic base which contributes a major influence on the stability of real estate \_\_\_\_\_

Discuss employment stability \_\_\_\_\_

Rent Control:  Yes  No. Comment \_\_\_\_\_

Are local government agencies discouraging apartment development?  Yes  No. Comment \_\_\_\_\_

General comments, if applicable \_\_\_\_\_

**NEIGHBORHOOD AND MARKETING AREA**

Type:  Urban  Suburban  Rural. Property Values:  Increasing  Stable  Declining

Present Land Use: Built up \_\_\_\_\_%. Single Family \_\_\_\_\_% Condominiums \_\_\_\_\_% Apartments \_\_\_\_\_% Commercial \_\_\_\_\_% Industrial \_\_\_\_\_%

Change in Present Land Use:  Not Likely  Likely or  Taking Place From \_\_\_\_\_ to \_\_\_\_\_

Comment, if applicable \_\_\_\_\_

Describe overall property appeal and maintenance level \_\_\_\_\_

Describe any incompatible land uses (if none, so state) \_\_\_\_\_

Single Family: Price range \$ \_\_\_\_\_ to \$ \_\_\_\_\_ Predominant \$ \_\_\_\_\_ . Age \_\_\_\_\_ yrs. to \_\_\_\_\_ yrs. Predominant

Apartments: Predominant range in immediate area (excluding extremes)	Walk-up	Elevator
Number of units in each building . . . . .	_____ units	_____ units
Age . . . . .	_____ years	_____ years
Height (number of stories). . . . .	_____ stories	_____ stories
Condition . . . . .	_____	_____
Rental range by unit type:		
Unit Types _____ . . . . .	\$ _____	\$ _____
_____ . . . . .	\$ _____	\$ _____
_____ . . . . .	\$ _____	\$ _____
_____ . . . . .	\$ _____	\$ _____

Comment on any unusual aspects of the above ranges \_\_\_\_\_

Est. neighborhood apartment vacancy rate \_\_\_\_\_%,  Decreasing  Stable  Increasing. Rent Levels are  Increasing  Stable

Describe the unit type(s) by number of bedrooms and rental range that are in the greatest tenant demand \_\_\_\_\_

Describe the unit type(s) by number of bedrooms and rental range that are in oversupply \_\_\_\_\_

Describe the potential for additional units in area considering land availability, zoning, utilities, etc. \_\_\_\_\_

Describe the unsatisfied demand for additional units in area by type and rental \_\_\_\_\_

Is population of relevant market area of insufficient size, diversity and financial ability to support subject property and its amenities? \_\_\_\_\_ If yes, specify.

<u>Item</u>	<u>Distance from Subject Property</u>	<u>Access or convenience</u>			
Public Transportation	_____	Good	Aver.	Fair	Poor
Employment Centers	_____				
Shopping Facilities	_____				
Grammar Schools	_____				
Freeway Access	_____				

Describe any probable changes in the economic base of neighborhood which would either favorably or adversely affect apartment rentals (e.g., employment centers, zoning) \_\_\_\_\_

General comments including either favorable or unfavorable elements not mentioned (e.g., public parks, view, noise, parking congestion) \_\_\_\_\_

**SITE**

Dimensions \_\_\_\_\_ Area \_\_\_\_\_ Sq. Ft. or Acres  
Zoning (classification, uses, and densities permitted) \_\_\_\_\_

Present improvements  do  do not conform to zoning regulations

Highest and best use:  Present use  Other (specify) \_\_\_\_\_

Site Improvements:  Public Water  Private Well  Public Sewer  Septic Tank  Storm Sewer  Sidewalk  
 Curbs  Gutters  Alley  Street Lights  Electricity  Gas  
 Underground Electricity and Telephone  \_\_\_\_\_

Access By:  Public Street  Private Road Street Surface: \_\_\_\_\_  
Maintained By:  Municipality  Private Association (attach summary of Association documents)

Ingress and egress (adequacy and safety) \_\_\_\_\_

Lot sketch showing lot dimensions, distance to nearest corner and the location of any nearby detrimental conditions.

(N)

Topography, view amenity, lot drainage, flood condition, slopes, etc. \_\_\_\_\_

Easements or encroachments on site and off site (if any) \_\_\_\_\_

**Is the property located within a HUD Identified Special Flood Hazard Area?**

Favorable or unfavorable conditions not mentioned above including any nonconforming use(s) of present improvements. \_\_\_\_\_

**DESCRIPTION OF IMPROVEMENTS**

ITEM	DESCRIPTION
Foundation	
Basic Structural System	
Exterior Walls	
Roof Covering	
Interior Walls	
Floor Covering	
Ceiling Heights of Units	Finished Floor to Finished Ceiling is ____ Ft.
Bath Floor and Walls	
Insulation	
Soundproofing	
Heating System, Central or Individual & Fuel	
Air Conditioning System, Central or Individual & Fuel	
Hot Water Heater(s)	
Built-in Kitchen Appliances	
Elevator (No. _____)	
Plumbing Fixtures	
Security Features	

Construction:  Existing  Proposed  Under Construction  
Type Project:  Walk-Up  Elevator  Row or Townhouse

Other (Specify) \_\_\_\_\_  
No. of Bldgs. \_\_\_\_\_ No. of Stories \_\_\_\_\_ No. of Units \_\_\_\_\_  
Gross Bldg. Area \_\_\_\_\_ Sq. Ft. Density \_\_\_\_\_ Units per Acre

**OVERALL IMPROVEMENT RATING**

	Good	Aver.	Fair	Poor
Architectural Attractiveness . . . . .				
Quality of Construction . . . . .				
Condition of Exterior . . . . .				
Condition of Interior . . . . .				
Rooms Size and Unit Layout . . . . .				
Kitchen Facilities . . . . .				
Closets and Storage . . . . .				
Soundproofing Adequacy . . . . .				
Insulation Adequacy . . . . .				
Electrical Service Adequacy . . . . .				

Comment on items rated fair or poor and items not covered above \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Effective Age \_\_\_\_\_ Years. Est. Remaining Economic Life \_\_\_\_\_ Yrs.

PARKING: Total Spaces \_\_\_\_\_ In Buildings \_\_\_\_\_ In Garage (separate) \_\_\_\_\_ In Carport \_\_\_\_\_ Open (on-site) \_\_\_\_\_

Parking Ratio \_\_\_\_\_ Space(s)/Unit. Discuss parking adequacy and convenience to apartment units \_\_\_\_\_

Driveways, curbing, sidewalks, lighting (adequacy and condition) \_\_\_\_\_

Describe recreational facilities \_\_\_\_\_

Describe basement, lobby, garage, laundry and other building items not described above \_\_\_\_\_

Comment if any of the above items or other building items are inadequate or are in below average condition \_\_\_\_\_

Recommended observable repairs: (List repairs, painting, termite treatment, etc., you recommend be made to the improvements to make the property readily marketable; if none, so state.) \_\_\_\_\_

General comments, if applicable: \_\_\_\_\_



**COMPARABLE RENTAL DATA**

Comparables selected are the most recent rentals, similar and proximate, known to the undersigned, that a tenant of subject property would have given consideration to renting.

ITEM	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3																																																																																																																																							
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Proximity to subject																																																																																																																																										
Map code																																																																																																																																										
Date of rental survey																																																																																																																																										
Brief description of property improvements	No. Units _____ No. Vac. _____ Yr. Blt. _____	No. Units _____ No. Vac. _____ Yr. Blt. _____	No. Units _____ No. Vac. _____ Yr. Blt. _____																																																																																																																																							
Quality & condition	Quality: _____ Condition: _____	Quality: _____ Condition: _____	Quality: _____ Condition: _____																																																																																																																																							
Individual unit breakdown	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Unit Rm. Count</th> <th>Size</th> <th colspan="2">Monthly Rent</th> </tr> <tr> <th>Tot.</th> <th>BR b</th> <th>Sq. Ft.</th> <th>\$</th> <th>per sq. ft.</th> </tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> </tbody> </table>	Unit Rm. Count		Size	Monthly Rent		Tot.	BR b	Sq. Ft.	\$	per sq. ft.					¢					¢					¢					¢					¢					¢	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Unit Rm. Count</th> <th>Size</th> <th colspan="2">Monthly Rent</th> </tr> <tr> <th>Tot.</th> <th>BR b</th> <th>Sq. Ft.</th> <th>\$</th> <th>per sq. ft.</th> </tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> </tbody> </table>	Unit Rm. Count		Size	Monthly Rent		Tot.	BR b	Sq. Ft.	\$	per sq. ft.					¢					¢					¢					¢					¢					¢					¢	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Unit Rm. Count</th> <th>Size</th> <th colspan="2">Monthly Rent</th> </tr> <tr> <th>Tot.</th> <th>BR b</th> <th>Sq. Ft.</th> <th>\$</th> <th>per sq. ft.</th> </tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> <tr><td></td><td></td><td></td><td></td><td>¢</td></tr> </tbody> </table>	Unit Rm. Count		Size	Monthly Rent		Tot.	BR b	Sq. Ft.	\$	per sq. ft.					¢					¢					¢					¢					¢					¢					¢					¢
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Comparison to subject																																																																																																																																										

General comments (including any rental concessions) if applicable: \_\_\_\_\_

**MONTHLY RENT SCHEDULE — SUBJECT PROPERTY**

Rental schedule is shown by type of units. Scheduled rents are actual rentals for an existing property, or projected rents for a proposed or incomplete building. Economic rents are forecasted rents to indicate the fair market rental the subject units would command if available for rent on the open market.

No. of Units	Unit Rm. Count		Total Rooms	Sq. Ft. Area Per Unit	No. Units Vacant	SCHEDULED RENTS			ECONOMIC RENTS				
	Tot.	BR b				Per Unit		Total Rents	Per Unit		Total Rents	Per Sq. Ft. or Room	
						Unfurn.	Furn.		Unfurn.	Furn.		¢	\$
						\$	\$	\$	\$	\$	\$	¢	\$
	<b>←TOTAL→</b>							\$			\$		

**OTHER MONTHLY INCOME**

Parking . . . . .	\$ _____	\$ _____
Laundry Income . . . . .	\$ _____	\$ _____
Commercial Space . . . . .	\$ _____	\$ _____
_____ . . . . .	\$ _____	\$ _____
_____ . . . . .	\$ _____	\$ _____
<b>Total Gross Monthly Income . . . . .</b>	<b>\$ _____</b>	<b>\$ _____</b>
<b>Total Gross Annual Income . . . . .</b>	<b>\$ _____</b>	<b>\$ _____</b>

Utilities included in scheduled (actual) rents:  Water  Gas  Heat  Electric  Air Conditioning  \_\_\_\_\_

Utilities included in economic rents:  Water  Gas  Heat  Electric  Air Conditioning  \_\_\_\_\_

If proposed project or project under construction, the rent up time necessary, after completion, to lease 80% of the units at the projected economic rents is estimated to be \_\_\_\_\_ months.

Comments (Include any rental concessions in scheduled rents, or anticipated in economic rents; if none, so state.) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**MARKET APPROACH**

The market data selected are the most recent sales of properties, similar and proximate to subject, known to the appraiser, that a buyer of subject property would have given consideration to purchasing. In the absence of actual sales, listings of comparable properties may be used but an explanation must be included in the "Comments" section below.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3												
Address																
Proximity to subject																
Map code																
Lot size																
Brief description of building improvements	No. Units: ____ No. Vac.: ____	No. Units: ____ No. Vac.: ____	No. Units: ____ No. Vac.: ____	No. Units: ____ No. Vac.: ____												
	Year Built: _____	Year Built: _____	Year Built: _____	Year Built: _____												
Quality																
Condition																
Recreational facilities																
Pool																
Parking																
Tenant appeal																
Unit breakdown	No. of Units	UNIT ROOM COUNT			No. of Units	UNIT ROOM COUNT			No. of Units	UNIT ROOM COUNT			No. of Units	UNIT ROOM COUNT		
		Tot.	BR	b		Tot.	BR	b		Tot.	BR	b		Tot.	BR	b
Util. paid by owner																
Data source																
Price	\$	<input type="checkbox"/> Unf. <input type="checkbox"/> F		\$	<input type="checkbox"/> Unf. <input type="checkbox"/> F		\$	<input type="checkbox"/> Unf. <input type="checkbox"/> F		\$	<input type="checkbox"/> Unf. <input type="checkbox"/> F		\$	<input type="checkbox"/> Unf. <input type="checkbox"/> F		
Sale-Listing-Offer																
Date of sale																
Terms (including conditions of sale and financing terms)																

**Complete as many of the following items as possible using data effective at time of sale**

Gross Annual Income	\$		\$		\$		\$	
Gross Ann. Inc. Mult(1)								
Net Annual Income	\$		\$		\$		\$	
Expense Percentage (2)		%		%		%		%
Overall Cap. Rate (3)		%		%		%		%
Price per unit	\$		\$		\$		\$	
Price per room	\$		\$		\$		\$	
Price gross bldg. area	\$	/sq. ft. bldg. area	\$	/sq. ft. bldg. area	\$	/sq. ft. bldg. area	\$	/sq. ft. bldg. area

COMMENTS				

COMPARISON TO SUBJECT				

VALUE INDICATORS FOR THE SUBJECT PROPERTY	Indicated Gross Income Multiplier _____ X Gross Annual Economic Income \$ _____ \$
	Indicated Value Per Unit \$ _____ X _____ Units . . . . . \$
	Indicated Value Per Room \$ _____ X _____ Rooms . . . . . \$
	Indicated Value Per Sq. Ft. of Gross Bldg. Area \$ _____ X _____ sq. ft. Bldg. Area . . \$
	Indicated Overall Capitalization Rate . . . . . %

(1) Sale price ÷ Gross Annual Income (2) Total Annual Expenses ÷ Total Gross Annual Income (3) Net Annual Income ÷ Price

RECONCILIATION: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

INDICATED VALUE BY MARKET APPROACH . . . . . \$ \_\_\_\_\_

Rounded to . . . . . \$ \_\_\_\_\_

**ANNUAL EXPENSE ANALYSIS**

ITEM	<input type="checkbox"/> ACTUAL ____ (yr.)	APPRAISER'S FORECAST	APPRAISER'S CALCULATIONS OR COMMENTS	
	<input type="checkbox"/> PROPOSED			
<b>FIXED EXPENSES:</b>				
			<input type="checkbox"/> Actual	<input type="checkbox"/> Est. Total Assessment Value \$
			% of Value	Tax Rate Per \$100 \$
1. Real Estate Taxes - - - - -	\$	\$		
2. Other taxes or assessments - - - - -				
3. Insurance - - - - -				
4. Licenses - - - - -				
5. Unsubordinated ground rent - - - - -				
<b>OPERATIONAL EXPENSES:</b>				
6. Fuel - - - - -	\$	\$		
7. Gas - - - - -				
8. Electricity - - - - -				
9. Water & sewer - - - - -				
10. Trash removal - - - - -				
11. Pest control - - - - -				
12. Building maintenance & repairs - - - - -				
13. Interior & exterior decorating - - - - -				
14. Cleaning expenses - - - - -				
15. Supplies - - - - -				
16. Elevator maintenance - - - - -				
17. Pool maintenance - - - - -				
18. Parking area maint. & snow removal - - - - -				
19. Gardening - - - - -				
20. Nonresident management - - - - -				
21. Resident manager's salary (No. ____)- - - - -				
22. Resident manager's apt. allowance - - - - -				
23. Custodian's salary (No. ____)- - - - -				
24. Custodian's apt. allowance - - - - -				
25. Engineer's salary (No. ____)- - - - -				
26. Elevator operator's salary (No. ____)- - - - -				
27. Telephone operator's salary (No. ____)- - - - -				
28. Security personnel's salary (No. ____)- - - - -				
29. Other salaries (No. ____)- - - - -				
30. Payroll taxes - - - - -				
31. Advertising - - - - -				
32. Telephone - - - - -				
33. Legal & audit - - - - -				
34. Leased furniture - - - - -				
35. - - - - -				
36. - - - - -				
<b>REPLACEMENT RESERVES:</b>				
37. Carpeting & drapes - - - - -	\$	\$		
38. Ranges & refrigerators - - - - -				
39. Dishwashers & disposals - - - - -				
40. Individual heating & AC units - - - - -				
41. - - - - -				
42. - - - - -				
<b>TOTAL EXPENSES &amp; REPLACEMENT RESERVES</b>	<b>\$</b>	<b>\$</b>		

Comments (identify items by number): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**INCOME APPROACH**

Total Gross Annual Economic Income (See Rent Schedule)	\$	_____
Less Forecasted Vacancy and Collection Loss (____%)	\$ (	_____)
Effective Gross Annual Income	\$	_____
Less Forecasted Annual Expenses and Replacement Reserves (____% of Total Gross Annual Economic Income)	\$ (	_____)
Net Annual Income from Total Property	\$	_____
Less Return on and Recapture of Depreciated Value of Furnishings (\$_____ @ _____%)	\$ (	_____)
Net Annual Income from Real Property	\$	_____

Detail clearly method and mathematics of capitalizing Net Annual Income from Real Property \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

INDICATED VALUE BY INCOME APPROACH align="right">\$ \_\_\_\_\_  
 Rounded to align="right">\$ \_\_\_\_\_

RECONCILIATION AND VALUE CONCLUSION

Indicated Value by the Cost Approach . . . \$ \_\_\_\_\_

Indicated Value by the Market Approach . . . \$ \_\_\_\_\_

Indicated Value by the Income Approach . . . \$ \_\_\_\_\_

FINAL RECONCILIATION \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CONDITIONS AND REQUIREMENTS OF APPRAISAL (include required repairs, replacements, painting, termite inspections, etc.):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**VALUATION:** This Appraisal is based upon the definition of Market Value, the Certification, the Contingent and Limiting Conditions, and the requirements that are stated in this report.

As a result of my investigation and analysis, my estimate of Market Value of the subject property as of \_\_\_\_\_, \_\_\_\_\_ is . . . . .

\$ \_\_\_\_\_

Date \_\_\_\_\_ Appraiser \_\_\_\_\_

If Applicable, complete the following

Date \_\_\_\_\_ Appraiser \_\_\_\_\_

Date \_\_\_\_\_  Supervising or  Review Appraiser \_\_\_\_\_

Did  Did not physically inspect property

**CERTIFICATION:** The Appraiser certifies and agrees that

- 1. The Appraiser has no present or contemplated future interest in the property appraised and neither the employment to make this Appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
- 2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report of the participants to the sale. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
- 3. The Appraiser has personally inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed herein. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
- 4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in this report).
- 5. This Appraisal Report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.
- 6. All conclusions and opinions concerning the real estate that are set forth in the Appraisal Report were prepared by the Appraiser whose signature appears above on this Appraisal Report, unless indicated as "Review Appraiser." No changes of any item of the Appraisal Report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

**CONTINGENT AND LIMITING CONDITIONS:** The certification of the Appraiser appearing in this Appraisal Report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

- 1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
- 2. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
- 3. The Appraiser is not required to give testimony or appear in court because of having made this Appraisal with reference to the property in question, unless arrangements have been previously made therefor.
- 4. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other Appraisal and are invalid if so used.
- 5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such factors.
- 6. Information, estimates, and opinions furnished to the Appraiser, and contained in this report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
- 7. Disclosure of the contents of this Appraisal Report is governed by the By-laws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
- 8. Neither all nor any part of the contents of this report, or copy thereof (including conclusions as to property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected) shall be used for any purposes by anyone but the client shown on Page 1 of this report, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department agency, or instrumentality of the United States or of any State or of the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.
- 9. On all Appraisals involving proposed construction, the Appraisal Report and value conclusion are contingent upon completion of the proposed improvements in accordance with the plans and specifications prepared by \_\_\_\_\_ with a last revision date of \_\_\_\_\_ which have been initialed and dated by the Appraiser.