

Copy of Sapulpa 8 Budget & Valuation

Property Management (8% KeyRenter Commercial Rate)	\$704.00		
Taxes	\$2,605.00		
Insurance (Great American E&S Insurance Company)	\$8,000.00		
Water, Sewer (\$100 per door) will be master metered	\$800.00		
AC Container Trash Service	\$900.00		
Annual Expenses Total	\$13,009.00		
Unit Mix	Pro Forma Rental Rate	# of Units	First 12 Months
3 bed 1 bath units (4 Units)	\$1,100.00	4	\$4,400.00
2 bed 1 bath (4 units)	\$975.00	4	\$3,900.00
Shed	\$700.00	1	\$500.00
Total		9	\$8,800.00
Annual Revenue	\$105,600.00		
<b>NOI = Annual Revenue - Annual Expenses</b>	<b>\$92,591.00</b>		
Value of Property: Conservative Cap Rate of 10%	<b>\$925,910.00</b>		
Value of property (\$) = NOI/Market Cap Rate of 9.5%	\$1,111,578.95		
<b>Value of property (\$) = NOI/Market Cap Rate of 9%</b>	<b>\$1,028,788.89</b>		
<b>Value of property (\$) = NOI/Market Cap Rate of 8.5%</b>	<b>\$1,089,305.88</b>		
<b>Value of property (\$) = NOI/Market Cap Rate of 8%</b>	<b>\$1,157,387.50</b>		
<b>Value of property (\$) = NOI/Market Cap Rate of 7%</b>	<b>\$1,508,571.43</b>		
<b>Value of property (\$) = NOI/Market Cap Rate of 6.5%</b>	<b>\$1,624,615.38</b>		
Value of Property: Conservative Cap Rate of 8.5%	<b>\$1,089,305.88</b>		
Market Cap Rate (Value Added Acquisition) (Tulsa 6.65%)			
Market Cap Rate is 5.60% for T Metro Class C			