

2B1203450678		ORANGE TREE APARTMENTS						
5/6/2016		1234 CITRUS WAY						
List public utilities paid by tenant: Phone & Cable								
Is this property a participant in HUD or other Low Income Housing Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No								
If yes, please indicate what type? Federal LIHTC								
SUMMARY OF RENT SCHEDULES								
# Units = Bed, Bath	Studio	1 B, 1 B	2 B, 1 B	2 B, 2 B	3 B, 1 B	3 B, 2 B	4B, 1B	Mnthly total
12			1,100					13,200
12					1,055			12,660
								-
								-
Total Monthly (PGI)								25,860
1 Annual PGI	310,320							
2 Vacancy & Collections	15,516							
3 Concessions								
4 Employee Quarters								
5 Other Income	7,617							
6 Total Actual Income	302,421							
EXPENSES								
	Amount	% of Gross						
7 Management	7,423	0.060						
8 Administrative	893	0.007						
9 Payroll	12,110	0.098						
UTILITIES								
10 Heating fuel	21,505	0.175						
11 Electricity	7,541	0.061						
12 Water & Sewer	12,395	0.101						
REPAIRS MAINTENANCE & CONTRACT SERVICES								
13 Maintenance staff & supplies		-						
14 Mechanical		-						
15 Roof	7,423	0.060						
16 Elevator	18,950	0.154						
17 Redecorating costs		-						
18 Janitorial/Cleaning	4,727	0.038						
19 Landscaping & Ground Services		-						
20 Trash Services	9,867	0.080						
21 Security Services	2,305	0.019						
22 Other Contract Services		-						
FIXED EXPENSES								
23 Insurance	17,918	0.146						
24 Miscellaneous Taxes								
25 Property Taxes	Included in CAP rate							
\$	10,441							
REPLACEMENT RESERVES (Do not include Capital Improvements as expense on this form)								
26 \$ Per unit		-						
GROUND RENT (Provide land lease)								
27		-						
28 TOTAL EXPENSES	123,057	1.000						
NOI								
29 NOI	179,364							
Net as % of Gross	0.593							
Expense as % of Gross	0.407							
VALUE BY INCOME	1,486,524							
Rounded To	1,486,600							
AV BY COST/MARKET	2,090,300	2016 AV						
Income Value/Cost Value	0.711	Divide Rnd Income by Assessed Value						
DISCOUNT FOR 2016	0.289	Equal 1- Result of Income/AV						

2016 DISCOUNT IS 71% % OF AV

2016 TAXABLE VALUE IS \$1,486,600