

CAM Practice Financial Calculations



CERTIFIED APARTMENT
MANAGER®

Make the following calculations using this information. Be sure to use annual numbers and whole dollars.

Monthly Gross Potential Rent:	\$144,160
2% Collection Loss	
Loss to Lease	\$ 46,708
6.2% Vacancy	
8% Other Income	
What is the Annual Market Rent?	\$
What is the EGI (Total Rent Revenue)?	\$
What is the Economic Occupancy?	%
How much is Other Income?	\$
Operating Expenses are 45% of GPR. What is this number?	\$
Debt Service is \$450,000 Reserve for Replacement is \$150,000	
What are the Total Expenses?	\$
How much is NOI?	\$
What is the amount of Cash Flow?	\$
What is the Cash-on-Cash Return if the owner invested \$2 million?	%

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Your Total Income missed budget by \$10,214. The budget was \$156,016

What percent was the negative variance? (Use one decimal place)

23% of 4,967 is what number? (use whole numbers)

135 is what percent of 367? (use one decimal place)

A property has NOI of \$2,130,287. It contains 369,362 total square feet.

What is the NOI per square foot per month? (use dollars and cents)

Fill in the following blanks. Use whole dollars and extend percentages to one decimal place.

The Property has an annual GPR of	\$2,425,760
What percent is Vacancy if it totals \$207,589?	_____ %
What percent are Concessions at \$65,223	_____ %
Other Income is 6.2%. What amount is this?	\$ _____
Operating expenses are \$992,937. Is this over or under the industry standard of 43% of GPR? What % of GPR are the expenses?	OVER _____ UNDER _____ % _____
What is Gross Operating Income for this property?	\$ _____
If NOI is \$1,310,408, what is the value of the property using a cap rate of 6.5%?	\$ _____
If the property has 294 units, what is the value per unit?	\$ _____

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There are 344 units at the property. There were 207 move outs last year.
What was last year's turnover rate? _____

The following service requests were completed in the first 5 months:
51, 72, 74, 80, 73. How many may be estimated to be complete for the year? _____

What is the renewal increase percent if the old rent was \$690 and the new rent is \$745? _____

There were 77 visitors to the property last month; 9 of those were returns.
There were 24 leases. What was the closing ratio? _____

To reach the goal of 26 leases in the next 30 days, how much traffic is needed with a 29% closing ratio? _____