

Creekwood Budget Activity WORKSHEET

Unit Information:

CURRENT							ANNUAL BUDGET		
Unit Type	No. of Units	Sq Ft	Total Sq. Ft.	Mo. Rent	Total Rent	Rent/Sq. Ft.	New Mo. Rent	New Total Rent	Rent/Sq. Ft.
Studio	6	415	2,490	\$560	\$3,360	\$1.35	\$577	\$3,462	\$1.39
1 BR/1 BA	74	620	45,880	\$630	\$46,620	\$1.02	\$649	\$48,026	\$1.05
2 BR/ 1 BA	42	715	30,030	\$730	\$30,660	\$1.02	\$752	\$31,584	\$1.05
Total/Mo			78,400		\$80,640	\$1.03		\$83,072	\$1.06
Total/Yr	122		78,400		\$967,680	\$12.36		\$996,864	\$12.72

CURRENT							ANNUAL BUDGET
Position	Current Pay	Total Pay	Free Apt.	Allocation	Surcharge	Total Payroll	Total Payroll
Manager	\$21.00	\$43,680		100%	25%	\$54,600	\$55,965
Leasing	\$11.00	\$22,880		60% - 13728	25%	\$17,160	\$17,589
Maint. Supt.	\$19.00	\$39,520	2 BR/1 BA	100% - 48280	25%	\$60,350	\$61,859
Porter	\$10.00	\$20,800		50%	25%	\$13,000	\$13,325
			8,760				
						\$145,110	\$148,738

Payroll:

Instruction	Amount	New Total Answer
1. Increase rents by 3% across the board	\$996,864	
2. Reduce vacancy loss to 6.5%	(\$64,796)	
Total Rent Revenue		\$932,068
3. Increase Other Income to \$500 per unit		\$61,000
Effective Gross Income		\$993,068

INCOME:

EXPENSES:

Instruction	Amount	New Total Answer
1. All employees get a 2.5% Increase (page 1)	\$148,738	
2. Management fee goes to 4.5% (EGI x .045)	\$44,688	
Total Operating Expense at 45% Ratio (EGI x .45)		\$446,881
Net Operating Income		\$546,187
Debt Service – same as 2016 budget		(\$210,804)
Capital Expenses – same as 2016 budget		(\$44,481)
CASH FLOW		\$290,902

At a cap rate of 7% - what will the property value be?

\$7,802,671
