

## Cash Flow Worksheet - Rooks - Broker Income Approach to Value

Address: Street: \_\_\_\_\_

City: \_\_\_\_\_

Unit Mix:	—	Bedroom,	Bath Units
Unit Mix:	—	Bedroom,	Bath Units
Unit Mix:	—	Bedroom,	Bath Units

Current Rents: \$	per unit	X	Units	=	\$	per month	
Current Rents: \$	per unit	X	Units	=	\$	per month	
Current Rents: \$	per unit	X	Units	=	\$ _____	per month	
Current Potential Gross Scheduled Monthly Income					=	\$	Per Month
Current Monthly G.S.I. \$ _____		X	12 Months	=	\$	Per Year	
Market Rents: \$	per unit	X	Units	=	\$	per month	
Market Rents: \$	per unit	X	Units	=	\$	per month	
Market Rents: \$	per unit	X	Units	=	\$ _____	per month	
Current Potential Gross Scheduled Monthly Rent					=	\$	Per Month
Current Monthly G.S.I. \$ _____		X	12 Months	=	\$	Per Year	

### INCOME APPROACH OR CAPITALIZATION METHOD TO VALUE

Analysis Run at "Current Rents" & "Market Rents" - Value Achieved at "Market Rents"

	<u>CURRENT RENTS</u>		<u>LOANS</u>		<u>MARKET RENTS</u>
Gross Scheduled Income	\$				\$
Vacancy Factor %	(\$ )				(\$ )
Gross Operating Income	\$				\$
Expenses %	(\$ )				(\$ )
Net Operating Income	\$				\$
New Trust Deed	(\$ )	=	\$	@ %	(\$ )
Sub Total Net	\$				\$
2nd Trust Deed	(\$ _____)	=	\$ _____	@ %	(\$ _____)
<b>CASH FLOW</b>	<u>\$ _____</u>				<u>\$ _____</u>
<b>TOTAL LOANS</b>			\$		
<b>CASH DOWN PAYMENT %</b>			\$ _____		
<b>ESTIMATED VALUE OF BUILDING</b>			<u>\$ _____</u>		
CURRENT RENTS =	GRM =	X	G.S.I	% Cap. Rate	% Cash on Down
MARKET RENTS =	GRM =	X	G.S.I.	% Cap. Rate	% Cash on Down
<u>Loan Amount</u>	=	Building Value or;	<u>\$ _____</u>	=	\$
Percentage of Loan to Value			%		

Gross Scheduled Income for brokers	=	Potential Gross Income for Appraisers
Gross Operating Income for Brokers	=	Effective Gross Income For Appraisers
Brokers take expenses from Gross Scheduled Income		Appraisers take expenses from Effective Gross Income