Appraisal Class Cash Flow Worksheet - Rooks
Income Approach to Value, Apartments

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"

	CURRENT RENTS		**LOANS**		**MARKET RENTS**
Potential Gross Income	$				$
Vacancy Factor %	($)				($)
Effective Gross Income	$				$
Expenses %	($)				($)
Net Operating Income	$				$
New Trust Deed	($)	=	$	@ %	($)
Sub Total Net	$				$
2nd Trust Deed	($)	=	$	@ %	($)
CASH FLOW	**$**				**$**
TOTAL LOANS			$		
CASH DOWN PAYMENT %			$		
ESTIMATED VALUE OF BUILDING			**$**		

CURRENT RENTS = GRM = X G.S.I % Cap. Rate % Cash on Down
MARKET RENTS = GRM = X G.S.I. % Cap. Rate % Cash on Down

$$\frac{\text{Loan Amount}}{\text{Percentage of Loan to Value}} = \text{Building Value or;} \quad \frac{\$}{\%} = \$$$

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