**${my\_block}**

**Improved Sale**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **PROPERTY INFORMATION** | | | | ${image} | | | | |
|  | | | |
| PROJECT NAME: | ${propname} | | |
| LOCATION: | ${address} | | |
| CITY, STATE: | ${citystate} | | |
| COUNTY: | ${county} | | |
| LEGAL DESCRIPTION: | ${legal} | | |
| SUBMARKET: | ${submarket} | | |
| PROPERTY TYPE: | ${subtype} | | |
|  |  | | |
| **SALE INFORMATION** | | | |
|  | | | |
| GRANTOR: | ${grantor} | | |
| GRANTEE: | ${grantee} | | |
| SALE PRICE: | $${saleprice} | | |
| ADJUSTED PRICE: | $${effpricestab}${adjcomment} | | | DATE OF SALE: | | | ${recdate} ${salestatus} | |
| TERMS OF SALE: | ${fintype} | | | RECORDING: | | | ${docno} ${doctype} | |
| PROPERTY RIGHTS: | ${proprights} | | | MARKETING TIME: | | | ${markettime} | |
|  | | | | | | | | |
| **IMPROVEMENT DATA** | | | | **SITE DATA** | | | | |
|  | | | |  | | | | |
| YEAR BUILT (RENOVATED): | | ${yearbt} ${reno} | | ZONING: | | | ${zcode}, ${zdesc} | |
| GROSS BUILDING AREA (GBA): | | ${gba} SF | | PRIMARY SITE AREA: | | | ${primacre} Acres / ${primsf} SF | |
| NO. OF LEVELS: | | ${stories} | | LAND-TO-BLDG. RATIO: | | | ${ltbprim} to 1 | |
| TYPE OF CONSTRUCTION: | | ${constdesc} | | SITE ACCESS: | | | ${access} | |
| QUALITY: | | ${bquality} | | SITE EXPOSURE: | | | ${exposure} | |
| CONDITION (Exterior / Interior): | | ${extc} / ${intc} | | SITE ORIENTATION: | | | ${orientation} | |
| PARKING RATIO: | | ${pratio} | | **INCOME / EXPENSES** | | | | |
| OTHER FEATURES: | | ${constfeat} | | Estimated Replacement Cost New | | | $${replcost} / SF | $${rcn} |
|  | | Less: Allocat. Improvement Price | | |  | $${lessallocimp} |
| **IMPROVEMENT / LAND PRICE ALLOCATIONS** | | | | Depreciation from All Sources | | |  | $${depreciation} |
|  | | |  | Implied Total % Depreciation | | |  | ${implieddeprec} |
| ADJUSTED GROSS SALE PRICE: | | | $${effpricestab2} | Effective Age (Years) | | |  | ${effage} |
| LESS: LAND VALUE ($${underlandvalprim} / SF): | | | $${alloclandvalue} | Physical Depreciation (2% / Yr.) | | |  | ${physdeprec} |
| ALLOCATED IMPROVEMT. PRICE | | | $${allocimpvalue} | Implied Functional Obsolescence | | |  | ${funcobsol} |
|  | | | |  | | | | |
| **SALE ANALYSIS** | | | | | | | | |
|  | | | | | | | | |
| ADJUSTED PRICE / SF GBA: | | | $${adjsfgba} | |  | |  |  |
| ALLOCATED IMPRVMT. PRICE / SF GBA: | | | $${allocsfgba} | |  | |  |  |
|  | | | |  | | | | |
| **COMMENTS** | | | | | | | | |
|  | | | | | | | | |
| ${salecomments} | | | | | | | | |
|  | | | | | | | | |
| CONFIRMATION SOURCE: | ${source1} | | | VERIFIED BY: | | ${confirm1} | | ${confirmdate} |
|  | ${source2} | | |  | |  | | |

${/my\_block}