**${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} | |
|  | | | | | | | | |
| **PROPERTY DATA** | | | | | | | | |
|  | | |  | | | | | |
| YEAR BUILT (RENOVATED): | | ${yearbt} ${reno} | NUMBER OF UNITS: | | | | ${nounits} | |
| NET RENTABLE AREA (NRA): | | ${nra} SF | AVERAGE UNIT SIZE: | | | | ${avgunitsf} SF | |
| PRIMARY SITE AREA: | | ${primacre} Acres / ${primsf} SF | BEDROOM RATIO: | | | | ${brratio**}** | |
| TYPE OF CONSTRUCTION: | | ${constdesc} | DENSITY: | | | | ${density} | |
| QUALITY: | | ${bquality} | PARKING RATIO: | | | | ${pratiounit} / Unit | |
| CONDITION (Exterior / Interior): | | ${extc} / ${intc} | ZONING CODE: | | | | ${zcode}, ${zdesc} | |
| **INCOME / EXPENSES** | | | | | | | | |
| **INCOME / EXPENSES** | | | | | | | | |
| ${proforma} ${isource} | | ANNUAL | $ / SF NRA | | | $ / Unit | |  |
| PGI: | | $${pgi} | $${pgisfnra} | | | $${pgiunit} | |  |
| Vacancy: ${vacpct} | | $${vaccredloss} | $${vacsfnra} | | | $${vacunit} | |  |
| EGI: | | $${egi} | $${egisfnra} | | | $${egiunit} | |  |
| Expenses: ${expratio} | | $${expences} | $${expsfnra} | | | $${expunit} | |  |
| NOI: | | $${noi} | $${noisfnra} | | | $${noiunit} | |  |
|  | | |  | | | | | |
| **SALE ANALYSIS** | | | | | | | | |
|  | | | | | | | | |
| ADJUSTED PRICE / UNIT: | | $${adjunit} | | CAP RATE: | | ${caprate} | |  |
| ADJUSTED PRICE / SF NRA: | | $${adjsfnra} | | EGIM: | | ${egim} | |  |
|  | | |  | | | | | |
| **COMMENTS** | | | | | | | | |
|  | | | | | | | | |
| ${salecomments} | | | | | | | | |
|  | | | | | | | | |
| CONFIRMATION SOURCE: | ${source1} | | VERIFIED BY: | | ${confirm1} | | | ${confirmdate} |
|  | ${source2} | |  | |  | | | |

${/my\_block}