**Improved Sale**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **PROPERTY INFORMATION** | | | | Subject Photo | | | | | |
| PROPERTY NAME: | property\_name | | |
| LOCATION: | address | | |
| CITY, STATE: | city, shortname | | |
| COUNTY: | county | | |
| LEGAL DESCRIPTION: | legal\_desc | | |
| SUBMARKET: | submarket | | |
| PROPERTY TYPE: | propertysubtype | | |
|  | | | |
| **SALE INFORMATION** | | | |
|  |  | | |
| GRANTOR: | grantor | | |
| GRANTEE: | grantee | | |
| SALE PRICE: | sale\_price | | |
| ADJUSTED PRICE: | eff\_sale\_price\_stab - adj\_price\_comment | | | DATE OF SALE: | record\_date sale\_status | | | | |
| TERMS OF SALE: | type\_finance | | | RECORDING: | conv\_doc\_rec\_no conv\_doc\_type | | | | |
| PROPERTY RIGHTS: | prop\_rights\_conv | | | MARKETING TIME: | market\_time | | | | |
|  | | | |  | | | | | |
| **PROPERTY DATA** | | | | | | | | | |
|  | | |  |  |  | | | | |
| YEAR BUILT (RENOVATED): | | | year\_built last\_renovation | NUMBER OF UNITS: | total\_no\_units | | | | |
| NET RENTABLE AREA (NRA): | | | overall\_nra SF | AVERAGE UNIT SIZE: | avg\_unit\_size SF | | | | |
| PRIMARY SITE AREA: | | | primary\_acre Acres / primary\_sf SF | BEDROOM RATIO: | bedroom\_ratio | | | | |
| TYPE OF CONSTRUCTION: | | | const\_descr | DENSITY: | density Units per Acre | | | | |
| QUALITY: | | | building\_quality | PARKING RATIO: | parking\_ratio\_unit / Unit | | | | |
| CONDITION (Exterior / Interior): | | | ext\_condition / int\_condition | ZONING CODE: | zoning\_code | | | | |
|  | | | |  | | | | | |
| **INCOME / EXPENSES** | | | | | | | | | |
| oe\_income\_actual\_proforma oe\_income\_source | | | ANNUAL | $ / SF GLA | $ / Unit | | |  | |
| PGI: | | | oe\_pgi | pgi\_sf\_nra | pgi\_unit | | |  | |
| Vacancy: oe\_vacany\_pct | | | oe\_vacancy\_credit\_loss | vacancy\_sf\_nra | vacancy\_unit | | |  | |
| EGI: | | | oe\_egi | egi\_sf\_nra | egi\_unit | | |  | |
| Expenses: oe\_expence\_ratio | | | oe\_expences | expence\_sf\_nra | expense\_unit | | |  | |
| NOI: | | | oe\_total\_noi | oe\_noi\_sf\_nra | noi\_unit | | |  | |
|  | | |  |  |  | | |  | |
| **SALE ANALYSIS** | | | | | | | | | |
|  | | |  |  |  | |  | | |
| ADJUSTED PRICE / UNIT: | | | adj\_price\_unit | CAP RATE: | cap\_rate | |  | | |
| ADJUSTED PRICE / SF NRA: | | | adj\_price\_sf\_nra | EGIM: | egim | |  | | |
|  | | | | | | | | | |
| **COMMENTS** | | | | | | | | | |
|  | | | | | | | | | |
| sale\_comments | | | | | | | | | |
|  | |  | | | | | | | |
| CONFIRMATION SOURCE: | | confirm\_1\_source | | | | VERIFIED BY: | | | confirm\_by |
|  | | confirm\_2\_souce | | | |  | | | confirm\_date |