

# **BPO REPORT**

For

**For the property located at**

**Property Type**

**Date of Report**



<u>INCOME/EXPENSES</u>	<u>Actuals</u>	<u>Proforma/Market</u>
Scheduled Gross Income:	_____	_____
NNN:	_____	_____
Other Income:	_____	_____
Effective Gross Income:	_____	_____
Vacancy Factor:	_____	_____
Gross Collections:	_____	_____
Property Taxes:	_____	_____
Ppty Insurance:	_____	_____
Off-site mgt fees:	_____	_____
Utilities:	_____	_____
Repair/Maintenance:	_____	_____
Landscaping:	_____	_____
Non-recurring:	_____	_____
NNN Recapture:	_____	_____
Reserves:	_____	_____
Total Expenses:	_____	_____
Expense %:	_____	_____
Per sq ft:	_____	_____
Net Operating Income:	_____	_____

**Price Qualifiers For Subject Property (based on averages of market comps)**

Comp Sale Price:      Low: \_\_\_\_\_      High: \_\_\_\_\_

Mkt Price Averages

Avg Cap Rate:      \_\_\_\_\_      /      \_\_\_\_\_      \_\_\_\_\_

Avg Cost Per Bld Sq Ft: \_\_\_\_\_      X      \_\_\_\_\_      \_\_\_\_\_

Avg Cost Per Lot Sq Ft: \_\_\_\_\_      X      \_\_\_\_\_      \_\_\_\_\_

Suggested Market Price:     

Suggested "Proforma" Price:

Market Data - Sales Comps								
	<u>Subj Property</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>				
Address:								
City:								
State:								
Dist to subj:								
Bldg type:								
No Tnts:								
Bldg Size:								
Lot Size:								
Yr Blt:								
Sale Price:								
Sale Date:								
Per Sq Ft:								
Cap Rate:								
Lease Comps								
	<u>Subj Property</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>				
Address:								
City:								
State:								
Dist to subj:								
Bldg type:								
No Tnts:								
Bldg size:								
Lot size:								
Yr blt:								
Lease rate:								

Properties For Sale								
	<u>Subj Property</u>	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>				
Address:								
City:								
State:								
Dist to Subj:								
Bldg Type:								
No Tnts:								
Bldg Size:								
Lot Size:								
Yr Blt:								
Sale Price:								
Per S.F.:								
Cap Rate:								
Broker Co:								
Agent:								
Phone:								

Apartment Rental Comps								
	<u>Subj Property</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>				
Address:								
City:								
State:								
Bachelor								
s.f.								
Single								
s.f.								
Studio								
s.f.								
1+1								
s.f.								
2+1								
s.f.								
2+2								
s.f.								
3+2								
s.f.								
3+3								
s.f.								
# of units								
Yr Blt								

Subject Property  
(Front View)

(Side View)

Subject Property  
(Facing West)

(Facing East)

Subject Property  
(Facing Property Across Street)

**Note:** This is not a certified appraisal. This report is only an opinion of market pricing if subject property were to be placed on the market for a sale.

All market data obtained for this "BPO" have been taken from sources made available to the public.

Due to fluctuations in the market, all pricing qualifiers are subject to change without notice.

resources: Loopnet realtor comps  
title insurance services  
LA county records  
commercial.source.com  
showcase.com (co-star)  
rent-o-meter rent survey