

BPO REPORT

for

For the property located at:

No of Units

Date of Report

<u>INCOME/EXPENSES</u>	<u>Actuals</u>	<u>Proforma/Market</u>
Scheduled Gross Income:	_____	_____
Laundry Income:	_____	_____
Other Income:	_____	_____
Effective Gross Income:	_____	_____
Vacancy Factor:	_____	_____
Gross Collections:	_____	_____
Property Taxes:	_____	_____
Ppty Insurance:	_____	_____
Off-site mgt fees:	_____	_____
On-site mgt compensation:	_____	_____
Utilities:	_____	_____
Repair/Maintenance:	_____	_____
Landscaping:	_____	_____
Supplies:	_____	_____
Non-recurring:	_____	_____
Other:	_____	_____
Reserves:	_____	_____
Total Expenses:	_____	_____
Expense per unit:	_____	_____
Expense %:	_____	_____
Net Operating Income:	_____	_____

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

Comp Sale Price:	Low:	_____	High:	_____	
					<u>Mkt Price Averages</u>
Avg GRM:	_____	X	_____	SGI	_____
Avg cap rate:	_____	/	_____	NOI	_____
Avg cost per unit:	_____	X	_____	units	_____
Avg cost per room:	_____	X	_____	room	_____
Avg cost per sq ft:	_____	X	_____	S.F.	_____

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:								
No Units:								
Bldg Size:								
Lot Size:								
Bach:								
Sgls:								
Studios:								
1+1:								
2+1:								
2+2:								
3+2:								
No of Rms:								
Yr Blt:								
Rent Ctrl:								
Sale Price:								
Sale Date:								
GRM:								
Cap Rate:								
Per Unit:								
Per Room:								
Per Sq Ft:								

Rental Comps								
Address: City: State:	<u>Subj Property</u>	<u>Comp 1</u>		<u>Comp 2</u>		<u>Comp 3</u>		
	Rent		Rent					
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								
Rent Ctrl								

Subject Property
(Front View)

(Rear View)

(Facing East)

(Facing West)

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