

SAMPLE P2264M - OPTION 1 PROGRAM RUN

RUN P2264M

P2264M 12/11/79 10:37:28

VERSION 790701

WHAT IS THE SUBJECT PROJECT NUMBER? ? >35001

DO YOU WANT TO SEE AN OPTION LIST?(Y/N) ? >Y

ENTER OPTION:

1=NEW PROCESSING

2=RE-PROCESSING

3=PRINT TRIAL 2264A & 2264

4=PREPARE AND/OR PRINT FINAL 2264A

OPTION = ? >1

SECTION C

WHAT IS THE ESTIMATED MONTHLY RENTAL FOR
THE 1 BATH 0 BEDROOM UNITS ? >240WHAT IS THE ESTIMATED MONTHLY RENTAL FOR
THE 1 BATH 1 BEDROOM UNITS ? >280WHAT IS THE ESTIMATED MONTHLY RENTAL FOR
THE 1 BATH 1 BEDROOM UNITS ? >295WHAT IS THE ESTIMATED MONTHLY RENTAL FOR
THE 1 BATH 2 BEDROOM UNITS ? >325WHAT IS THE ESTIMATED MONTHLY RENTAL FOR
THE 2 BATH 2 BEDROOM UNITS ? >340WHAT IS THE MONTHLY RENTAL FOR
OPEN PARKING SPACES ? >0WHAT IS THE MONTHLY RENTAL FOR
COVERED SPACES ? >0ENTER THE SQUARE FEET OR NUMBER OF LIVING UNITS
ON WHICH TO BASE LAUNDRY INCOME (SEE ITEM C-29 COMPUTER WORKSHEET)? >113
ENTER THE LAUNDRY INCOME IN DOLLARS
PER SQUARE FOOT PER MONTH ? >3.50

DO YOU WANT TO CORRECT THE RENTAL DATA FOR SECTION C (Y) OR (N) ? >N

END OF SECTION C

DO YOU WANT TO PROCESS SECTION E (Y) OR (N) ? >Y

SECTION E

APPENDIX 16

IS THE TAX EXPENSE ESTIMATE TO BE CALCULATED:
ON A PER UNIT BASIS BY COMPARISON (OPTION A)

OR

BY APPLYING A TAX RATE TO ASSESSED VALUATION (OPTION B)

WHICH OPTION? ENTER A OR B

? >A

WHAT IS REAL ESTATE TAX RATE PER \$1000 FOR PROJECT

? >0

WHAT IS PERSONAL PROPERTY TAX RATE PER \$1000 FOR PROJECT

? >0

DO YOU WANT TO CORRECT THE ABOVE? IF SO, TYPE 'Y'; IF NOT, TYPE 'N' ? >N

TYPE PER UNIT VALUES FOR SECTION E ITEMS WHEN PROMPTED

1. ADVERTISING ? >10
2. MANAGEMENT ? >210
3. OTHER ? >10
5. ELEVATOR MAIN. EXP. ? >0
6. FUEL ? >0
7. LIGHTING & MISC. POWER ? >40
8. WATER ? >40
9. GAS ? >0
10. GARB. & TRASH REMOVAL ? >30
11. PAYROLL ? >0
12. OTHER ? >10
14. DECORATING ? >45
15. REPAIRS ? >50
16. EXTERMINATING ? >3
17. INSURANCE ? >30
18. GROUND EXP. ? >50
19. OTHER ? >10
20. REAL ESTATE TAX ? >250
24. PERSONAL PROPERTY TAX ? >0
25. EMPLO. PAYROLL TAX ? >0
26. OTHER ? >0
27. OTHER ? >0

DO YOU WANT TO CORRECT THE ABOVE DATA (Y/N)

? >N

TREND FACTOR (IN FORM I.XX) FOR ITEM 1-19.

NOTE: TYPE 1.00 IF NO TREND FACTOR IS TO BE APPLIED

? >1.00

TREND FACTOR (IN FORM I.XX) FOR ITEM 20-27.

NOTE: TYPE 1.00 IF NO TREND FACTOR IS TO BE APPLIED

? >1.00

END OF SECTION E

DO YOU WANT TO PROCESS SECTION F (Y) OR (N)

? >Y

SECTION F

WHAT IS THE OCCUPANCY PERCENTAGE FOR THE ENTIRE PROJECT

? >93

END OF SECTION F

DO YOU WANT TO PROCESS SECTION J (Y) OR (N)

? >Y

SECTION J

F. ENTER THE NUMBER OF THE APPROACH TO LAND VALUE TO BE UTILIZED

PER SQ FT - ENTER '1' -OR- PER LIVING UNIT - ENTER '2' ? >1

ANSWER THE FOLLOWING QUESTIONS WITH A (Y) FOR YES OR AN (N) FOR NO.

1. ARE LOCATION AND NEIGHBORHOOD ACCEPTABLE

? >Y

2. IS SITE ADEQUATE IN SIZE FOR PROPOSED PROJECT

? >Y

3. IS SITE ZONING PERMISSIVE FOR INTENDED USE ? Y
 4. ARE UTILITIES AVAILABLE NOW TO SERVE THE SITE ? Y
 5. IS THERE A MARKET AT THIS LOCATION FOR THE UNITS AT THE PROPOSED RENTS ? Y
 6. IS THE SITE ACCEPTABLE FOR TYPE OF PROJECT PROPOSED UNDER SECTION 221D4 ? Y
 7. IS THIS APPLICATION IN AN OLDER DECLINING AREA? Y OR N ? N
 8. WHAT WAS THE DATE OF INSPECTION (MM/DD/YY) ? 11/29/79
 DO YOU WANT TO CHANGE ANY OF THE ABOVE DATA (Y) OR (N) ? N
 WHAT IS THE L.U.I. NUMBER FOR THE SUBJECT SITE ? 34.8

HOW MANY 'VALUE FULLY IMPROVED' COMPS DO YOU HAVE ? 4
 INPUT THE SEQUENCE NUMBERS OF THE 4 'VALUE FULLY IMPROVED' COMPS ONE AT A TIME.
 ? 355458
 ? 315858
 ? 447800
 ? 127858

ADJUSTMENT FACTORS
 ADJUSTMENT FACTORS ARE IN THE FORM X.YX, FOR EXAMPLE 1.05 WOULD REPRESENT A 5% INCREASE.
 ADJUSTMENTS FOR COMP 1

TIME ? 1.05
 LOCATION ? 1.00
 ZONING ? 1.00
 PLOTTAGE ? 1.00
 DEMOLITION ? 1.00
 PILING+ETC. ? 1.00
 OTHER ? 1.05
 DO YOU WANT TO CORRECT THE ABOVE ADJUSTMENTS (Y) OR (N) ? N

ADJUSTMENTS FOR COMP 2
 TIME ? 1.10
 LOCATION ? 1.00
 ZONING ? 1.00
 PLOTTAGE ? 1.00
 DEMOLITION ? 1.00
 PILING+ETC. ? 1.00
 OTHER ? 1.05
 DO YOU WANT TO CORRECT THE ABOVE ADJUSTMENTS (Y) OR (N) ? N

ADJUSTMENTS FOR COMP 3
 TIME ? 1.05
 LOCATION ? 1.00
 ZONING ? 1.00
 PLOTTAGE ? 1.05
 DEMOLITION ? 1.00
 PILING+ETC. ? 1.00
 OTHER ? 1.00
 DO YOU WANT TO CORRECT THE ABOVE ADJUSTMENTS (Y) OR (N) ? N

ADJUSTMENTS FOR COMP 4
 TIME ? 1.10
 LOCATION ? 1.25
 ZONING ? 1.00
 PLOTTAGE ? 1.00
 DEMOLITION ? 1.00
 PILING+ETC. ? 1.00
 OTHER ? 1.10
 DO YOU WANT TO CORRECT THE ABOVE ADJUSTMENTS (Y) OR (N) ? N

APPENDIX 16

DO YOU HAVE ANY COMPS FOR VALUE 'AS IS' (Y OR N) ? >N
 9. WHAT IS THE VALUE OF THE SITE FULLY IMPROVED ? >250000
 11. WHAT IS THE VALUE OF SITE 'AS IS' BY COMPARISON ? >0

PART 12. ACQUISITION COST: (LAST ARMS-LENGTH TRANSACTION)

BUYER ? >BUYER, INC.
 ADDRESS ? >X
 SELLER ? >SELLER, INC.
 ADDRESS ? >X
 DATE OF SALE (MM/DD/YY) ? >
 #7/#1/#9
 SALES PRICE ? >20000
 SOURCE OF DATA ? >

DO YOU WANT TO CORRECT ANY OF THE DATA IN SECTIONS 9, 11, OR 12, (Y) OR (N) ? >N

PART 13. OTHER COSTS:

(1) LEGAL FEES AND ZONING COSTS-----? >0
 (2) RECORDING AND TITLE FEES-----? >0
 (3) INTEREST ON INVESTMENT-----? >0
 (4) OTHER-----? >0

DO YOU WANT TO CHANGE ANY OF THE DATA IN PART 13 (Y) OR (N) ? >N

REMARKS FOR SECTION J (MAX 3 LINES, 48 CHARS EACH LINE).

THIS IS A LINE THAT IS 48 CHARACTERS LONG XXXXXX

? >SAMPLE REMARKS FOR SECTION J

? >

END OF SECTION J

DO YOU WANT TO PROCESS SECTION K (Y) OR (N) ? >Y

SECTION K

ENTER K1 ESTIMATED REMAIN ECON LIFE IN YRS ? >55
 ENTER THE NUMBER (1,2,3, OR 4) FOR THE METHOD USED TO DETERMINE CAPITALIZATION RATE
 1. OVERALL RATE FROM COMPARABLE PROJECTS
 2. RATE FROM BAND OF INVESTMENT
 3. CASH FLOW EQUITY
 4. NOT APPLICABLE ? >4
 ENTER K3 RATE SELECTED ? >0
 ENTER GROUND RENT ? >0
 ENTER CAP. RATE ? >0

END OF SECTION K

DO YOU WANT TO PROCESS SECTION L (Y) OR (N) ? >Y

SECTION L

ENTER L8. IND VALUE OR SUBJECT BY COMPARISON ? >0

END OF SECTION L

DO YOU WANT TO PROCESS SECTION O (Y) OR (N) ? >Y

IF MORE REMARKS, ENTER LINE NUMBER OF 2 THRU 11 ; ENTER 0 (ZERO) TO STOP.

YOU ARE ALLOWED 120 CHARACTERS (EXCEPT QUOTE MARKS) IN TWO SEPARATE LINES, EACH NO MORE THAN 70 CHARS.

LINE NUMBER ? >2

COMMENT FOR LINE 2

3 OTHER FEES - PERMITS \$1000, DRAINAGE FEE \$1000,
 LINE NUMBER 3 10
 COMMENT FOR LINE 3
 4 SEWER TAP \$22000, BEDROOM TAX \$15200,
 LINE NUMBER 3 14
 COMMENT FOR LINE 4
 5 TOTAL \$6400,
 LINE NUMBER 3 15
 COMMENT FOR LINE 5
 6 CONSTRUCTION START DATE PROJECTED TO 05/01/80
 LINE NUMBER 3 16

END OF SECTION 0

DO YOU WANT TO PROCESS THE ERC (Y) OR (N) ? >Y

SECTION ERC

ENTER 001 INTEREST % (NUMERIC) ? >7.5
 ENTER 004 TAXES (NUMERIC) ? >6000
 ENTER 005 INSURANCE (NUMERIC) ? >6000
 ENTER 002 TITLE AND RECORDING (NUMERIC) ? >7000
 ENTER 003 LEGAL (NUMERIC) ? >1500
 ENTER 006 ORGANIZATION (NUMERIC) ? >3000
 ENTER 008 COST CERTIFICATION ADJUST FEE (NUMERIC) ? >500
 ENTER 009 CONSULTANT FEE (NUMERIC) ? >0
 ENTER 010 SUPPL MGMT FUND (NUMERIC) ? >0
 ENTER 011 CONTINGENCY FEE (NUMERIC) ? >0
 DO YOU WANT TO OVERRIDE ANY FEE PERCENTAGES (Y OR N) ? >N

END OF ERC

DO YOU WANT TO PROCESS A TRIAL 2264A (Y) OR (N) ? >Y

TRIAL 2264A

9. VALUE OF SITE NOT ATTRIBUTABLE TO DWELLING USE = 0
 11. INTEREST = 9.5
 13. CURTAIL = .256308
 14. NET INCOME PERCENT = 90%

DO YOU WANT TO CHANGE ANY OF THE ABOVE DATA (Y) OR (N) ? >Y
 ENTER THE NUMBER OF THE ITEM THAT YOU WANT TO CHANGE ? >11
 ENTER THE NEW VALUE FOR ITEM 11 ? >7.5

ANY MORE CHANGES (Y) OR (N) ? >Y
 ENTER THE NUMBER OF THE ITEM THAT YOU WANT TO CHANGE ? >13
 ENTER THE NEW VALUE FOR ITEM 13 ? >.396650

ANY MORE CHANGES (Y) OR (N) ? >N

END OF THE TRIAL 2264A

DO YOU WANT TO PROCESS SECTION I (Y) OR (N) ? >Y

SECTION I

4050.3

APPENDIX 16

ENTER OCCUP W-1ST PER	2 .65
ENTER EXPENSES B - 1ST PER.	2 .75
ENTER DEBT SERV RATE-1ST PER	2 18.39685
ENTER OCCUP W-2ND PER	2 .75
ENTER EXPENSES X - 2ND PER.	2 1.00
ENTER DEBT SERV RATE-2ND PER	2 18.39685
END OF DATA	