

FORM FHA-2275

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
MULTIFAMILY VALUATION DATA
(207, 220, 221(d)(3), 221(d)(4), 236, 81U)

FHA FORM NO. 2275
Rev. 9-72
(Previous edition obsolete)

1. City		Name of Project		Location of Project		State	
2. Office Code		Project Number		3. Month and Year Completed		4. Census Tract No.	
COLUMN 1		COLUMN 2		COLUMN 1		COLUMN 2	
PHYSICAL DESCRIPTION SEE FORM 2261		TYPE OF CONSTRUCTION		EFF. DATE: Mo. Yr.		REMARKS	
5. Type of Project & No. of Stories		Type of Construction		EFF. DATE: Mo. Yr.			
6. No. of Living Units		L U I					
7. Site Square Ft.		Square Ft. Per Unit					
8. Number of Rooms		Average Rooms Per Unit					
9. Structural System		Exterior Finish					
10. No. of Efficiencies		Sq. Ft. Typical Unit					
11. No. of 1 Bedrooms		" " " "					
12. No. of 2 Bedrooms		" " " "					
13. No. of 3 Bedrooms		" " " "					
14. No. of 4 Bedrooms		" " " "					
15. Para. Spaces (Covered)		Parking Spaces (Open)					
16. S F Comm. Ground Fl.		S F Comm. (Other Fl.)					
17. Net Rent. Res. S F		Average Per Unit					
18. Gross Floor Area		Net to Gross P.A. Ratio					
COST DATA: FORMS 2331A, 2263, 2580		EFF. DATE: Mo. Yr.					
19. Taxes During Construction		Insurance During Construction					
20. Title and Recording		Legal and Organization					
21. Acquisition Cost of Land		Price Per S F					
22. Off Site Costs		Total Project Cost/Leas Lead					
23. Total Replacement Cost		Cost Per S F					
RENTAL RATES & OCCUPANCY DATA: FORMS 9861 & 92410		EFF. DATE: Mo. Yr.		EFF. DATE: Mo. Yr.			
25. Equip. in Rent: Ranges & Refrig. Carpet & Drapes		26. Services in Rent: GAS: Heat: Cooking: Hot Water: A C		Diagonal: Dishwasher: Laundry Fac. ELEC: Heat: Cooking: Lights in Unit: Hot Water: A C			
Air Cond: Kit Exhaust Fan: Other		OTHER FUEL: Heat: Hot Water: WATER: OTHER					
27. Efficiencies: PM		IF Occupied					
28. 1 Bedroom Per Mo.		" " " "					
29. 2 " " " "		" " " "					
30. 3 " " " "		" " " "					
31. 4 " " " "		" " " "					
32. Rent Per Park Space		" " " "					
33. Com. Rent SF 1st Fl.		Com. Rent Per SF Other Fl.					
34. Res. Rent Per Year		Res. Vacancy in Dollars					
35. Total Annual Parking Income		Park Space Vacancy in Dollars					
36. Com. Rent Per Year		Per S F					
37. Rent at 100% Occupancy		Per Unit					
38. Vacancy in Dollars		Project Vacancy					
39. P.H. Gross Income		Per Unit					
EXPENSE DATA: FORM 92410		EFF. DATE: Mo. Yr.		EFF. DATE: Mo. Yr.			
40. Total Admin. Expense		Per Unit T					
41. Elevator		" " " "					
42. Fuel		" " " "					
43. Electricity		" " " "					
44. Water		" " " "					
45. Gas		" " " "					
46. Garbage Removal		" " " "					
47. Payrol.		" " " "					
48. Other		" " " "					
49. Total Operating Expense		" " " " T					
50. Decorating		" " " "					
51. Repairs		" " " "					
52. Exterminating		" " " "					
53. Insurance		" " " "					
54. Grounds		" " " "					
55. Other		" " " "					
56. Total Maint. Expense		" " " " T					
57. Replacement Reserve		" " " " T					
58. Total Expense (No Tax)		" " " " T					
59. Taxes Real Estate		" " " "					
60. Taxes (Other)		" " " "					
61. Total Taxes		" " " " T					
62. Total Expenses		" " " " T					
63. Expense Ratio %		" " " "					
64. Net Income		" " " "					
SALES DATA FROM MARKET		EFF. DATE: Mo. Yr.		EFF. DATE: Mo. Yr.			
65. Remaining Economic Life		Condition of Structure					
66. Sale Cost Paid Down		Down Pmt. as % of Sales Price					
67. Mortgage Balance		Mtg. Int. Rate & Remaining Term					
68. Total Sale Price		Sales Price Per Unit					
69. Gross Income Multi.		Sales Price Per Room					
70. Debt Cap. Rate %		" " " "					
71. Ann. Mort. Pay PI-WIP		Cash Flow					
72. Cash Flow to Equity %		" " " "					