
DETERMINING ACCEPTABILITY OF COMMERCIAL SPACE

A. Commercial Net Income

- | | |
|----------------------------------|----------|
| 1. Commercial Income | \$ _____ |
| 2. Vacancy (_____%) | \$ _____ |
| 3. Effective Gross to Commercial | \$ _____ |
| 4. Commercial Net Income | \$ _____ |

B. Pro-Rata Cost of Commercial Space

6. Cost Attributable to Commercial divided by Total Structures
(Line M-12 divided by Line G-41)

_____ divided by _____ = _____%

7. This percentage applied to Total Cost of Project (Line G-74 X
Line 6 above) equals cost of commercial

_____ X _____ = _____

8. Cost of Commercial (Line 7 above) times the Debt Service Rate
equals the Minimum Commercial Net Income X Loan Ratio

_____ X _____ X _____% = _____

Note: The net income, Line 8, needed to support the commercial cost must not exceed the net income, Line 5, obtainable from the commercial space if the commercial space is to be acceptable as proposed.