

TYPE OF LOAN:
RRH
RCH
LH

APPRAISAL REPORT FOR MULTI-UNIT HOUSING

PART A. PROPERTY IDENTIFICATION

Borrower _____
Property Address _____
City _____ County _____ State _____ Zip Code _____

Current Sale Price (if applicable) \$ _____ Date of Sale _____ Loan Requested \$ _____

Terms of Sale _____

Property Rights Appraised: Fee Leasehold Other

INSTRUCTIONS TO APPRAISER: The purpose of this Appraisal is to estimate the current Market Value of the Subject Property. The Definition of Market Value is the highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he/she considers his/her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in cash or its equivalent; (5) typical financing in the community, as provided by Government subsidized loan/grant rates and terms or conventional lending rates and terms; (6) the price represents a normal consideration for the property sold, utilizing conventional or Government financing, unaffected by other special financing amounts and/or terms, services, fees, costs, or credits incurred in the transaction.

NOTE: Rural Development does not consider the racial composition of the neighborhood to be a relevant factor and it must not be considered in the appraisal.

Other Information: _____

PART B. ATTACHMENTS

Attach information for items 1, 2, 5, 6, 7, 8, 9, attach additional items and check box if considered appropriate for this Appraisal.

- 1. Descriptive photographs of subject property
- 2. Descriptive photographs of street scene in neighborhood
- 3. Photographs of _____
- 4. Aerial photograph
- 5. Sketch or floor plan of typical units
- 6. Owner's current certified rent roll if existing or, pro forma if proposed or incomplete
- 7. Owner's income and expense statement 20__ or pro forma income and expense statement
- 8. Map(s) _____
- 9. Plot plan or survey with legal description
- 10. Summary of reciprocal agreements with other owners for use of parking, driveways, recreational facilities, private streets (required if applicable)
- 11. _____
- 12. _____
- 13. _____

PART C. SUMMARY OF SALIENT FEATURES

TOTAL NUMBER OF APARTMENT UNITS _____

CONSTRUCTION: Existing Property, Approx. Year Built 19 ____ Proposed Construction Under Construction

DATE OF APPRAISED VALUE _____

ESTIMATED MARKET VALUE (SEE PAGE 10 FOR CONDITIONS AND REQUIREMENTS) \$ _____

Value: Per Unit \$ _____, Per Room \$ _____, Per Sq. Ft. of Building Area \$ _____

GROSS ANNUAL INCOME MULTIPLIER _____

OVERALL CAPITALIZATION RATE _____ %

FORECASTED GROSS ANNUAL ECONOMIC INCOME \$ _____

VACANCIES: Actual No. Vacant _____ Percentage of Total Units _____ %

Projected Percentage of Forecasted Gross Annual Economic Income _____ % \$ _____

FORECASTED ANNUAL EXPENSE AND REPLACEMENT RESERVES (_____ % of Forecasted Gross Annual Economic Income) \$ _____

FORECASTED NET ANNUAL INCOME FROM REAL PROPERTY \$ _____

PARKING RATIO _____ spaces/unit

PARTD. SUMMARY OF NEIGHBORHOOD AND PROPERTY

Neighborhood	Good	Aver.	Fair	Poor
Employment Stability of Immediate Location				
Convenience to Employment Centers				
Protection from Detrimental Conditions				
Adequacy of Shopping Facilities				
Adequacy of Public Transportation				
Adequacy of Utilities				
Police and Fire Protection				
Recreational Facilities				
Property Compatibility				
General Appearance of Properties				
Appeal to Market				

Property	Good	Aver.	Fair	Poor
Architectural Attractiveness				
Landscaping				
Quality of Construction <i>(Materials & Finish)</i>				
Condition of Exterior				
Condition of Interior				
Room Size and Layout				
Closets and Storage				
Light and Ventilation				
Overall Livability				
Compatibility to Neighborhood				
Overall Appeal and Marketability				

PARTE. AREA DATA

The City County Area population is approximately _____

Population: Increasing _____% per year Stable Decreasing _____% per year

Describe the economic base which contributes a major influence on the stability of real estate _____

Discuss employment stability _____

Rent Control: Yes No Comment _____

Are local Government agencies discouraging apartment development? Yes No Comment _____

General comments, if applicable _____

PARTE. NEIGHBORHOOD AND MARKETING AREA

Type: Urban Suburban Rural Property Values: Increasing Stable Declining

Present Land Use: Built up _____% Condominiums _____% Apartments _____% Commercial _____% Industrial _____%

Change in Present Land Use: Not Likely Likely or Taking Place From _____ to _____

Comment, if applicable _____

Describe overall property appeal and maintenance level _____

Describe any incompatible land uses (if none, so state) _____

Single Family: Price range \$ _____ to \$ _____ Predominant \$ _____. Age _____ yrs. to _____ yrs. Predominant _____ yrs.

Apartments: Predominant range in immediate area (excluding extremes)

Walk-up

Elevator

Number of units in each building _____ units _____ units

Age _____ years _____ years

Height (number of stories) _____ stories _____ stories

Condition _____

Rental range by unit type:

Unit Types: _____ \$ _____ \$ _____
 _____ \$ _____ \$ _____
 _____ \$ _____ \$ _____
 _____ \$ _____ \$ _____

Comment on any unusual aspects of the above ranges _____

Est. neighborhood apartment vacancy rate _____% Decreasing Stable Increasing. Rent Levels are Increasing Stable Decreasing.

Describe the unit type(s) by number of bedrooms and rental range that are in the greatest tenant demand _____

Describe the unit type(s) by number of bedrooms and rental range that are in oversupply _____