



The Bentley
 4301 N Pennsylvania Ave
 Oklahoma City, OK 73112

Property Information

Projected Closing Date	8/10/2006	Doc#	10788
Purpose of Analysis	Asking	Date	5/12/2006
Prepared For	Oklahoma City Clients		
Broker	Anne Acker	(918) 495-155	
Source	Broker's Proforma		
Property Type	Apt - Garden		
Price	2,400,000	%Occupied	94%
Price Per Unit	33,333	Per Sqft	36.75
Number of Buildings	6	Stories	3.00
Number of Units	72	Sqft	65,310
Year Built	1967	Rehab	
Total Land Area Sqft	95,832	Acres	2.2
Water/Sewer	OP	Roof	Gable
Gas	OP	Electric	OP

Depreciation / Cost Recovery

Land Value	PSF \$	2.61	249,997	%	10.42%
+Improvements			2,143,883	%	89.33%
+Personal Property			6,120	%	0.26%
=Adjusted Basis			2,400,000	%	100.00%

Annual Income

Gross Scheduled Rental Income **		500,364
-Vacancy Rate %	8%	40,029
=Gross Effective Rental Income		460,335
+Other Income / Unit	125	9,000
=Total Effective Gross Income		469,335
-Operating Expense	3,199	230,298
=Net Operating Income		239,037
-Annual Debt Service		126,548
=Cash Flow before Taxes		112,489

Investment / Cost Requirements

	Purchase Price	Cash Down Pmt	Debt
-% Down	32.01%	2,400,000	1,631,760
+Capital Imprvs			
+Closing Cost	48,000	48,000	0
+Other Cost	0	0	0
=Totals	2,448,000	816,240	1,631,760

Proforma Statistics

Annual Income Per Unit	6.950
Ava Rent Per Unit / Month	579
Income Per Foot / Month	0.64
Annual Income Per Ft	7.66
Annual Expenses Per Ft	3.53

Scheduled Gross Rental Income

\$500,364 100% SGRI

Units	Sq Ft	Beds	Baths	Style	Base Rent	SF	% Inc	New Rent	SF	Annual
2	620	0	1	Studio	436	0.70	0%	436	0.70	10,464
1	620	0	1	Office			0%			
20	700	1	1		545	0.78	0%	545	0.78	130,800
10	850	2	1		569	0.67	0%	569	0.67	68,280
22	1100	2	1.5		639	0.58	0%	639	0.58	168,696
6	1050	2	1.75		609	0.58	0%	609	0.58	43,848
11	950	2	1.75		593	0.62	0%	593	0.62	78,276
72		Average			565	0.66		565	0.66	500,364

Indicators

AQ CAP	9.96%
CAP Rate	9.96%
C/C	13.78%
DCR	1.89
GRM	4.79

Loan	IO Date	IO Amt	%	Yrs	IO Periodic	IO Annual	Am Date	Am Amt	%	Am	Yrs	Am Periodic	Am Annual
sumable	8/10/2006	1,631,760	0.0%	0		0.00		1,699,693	6.2%	0	0	10,545.63	126,547.56

These figures have been created from information provided from sources deemed reliable and the opinion of the Broker and should be viewed as a PROFORMA only.
 Proforma based on loan being assumed with a 1% assumption fee.

Friday, May 12, 2006

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