RENT ROLL ANALYSIS

Blue Cells *indicate an input. Check that the 2 bedroom FMR and Utility Allowances are current*

Add/subtract unit types in Inputs as needed, which will adjust the drop down options in the rent roll

For vacant units, include the rent that the unit will be underwritten at (see calculator to the far right).

RENT ROLL

Buidling Address	Unit Number	Bedrooms	Unit Type	Rent	Utility Allowance	Gross Rent	Rent AMI	Legal Rents	Legal Rent AMI	Pref Rent? 1=Yes	% below Legal	$ below Legal
					$ -	$ -	0%		0%	-	-	-
					$ -	$ -	0%		0%	-	-	-
					$ -	$ -	0%		0%	-	-	-
					$ -	$ -	0%		0%	-	-	-
					$ -	$ -	0%		0%	-	-	-
					$ -	$ -	0%		0%	-	-	-
					$ -	$ -	0%		0%	-	-	-
					$ -	$ -	0%		0%	-	-	-
					$ -	$ -	0%		0%	-	-	-
					$ -	$ -	0%		0%	-	-	-
					$ -	$ -	0%		0%	-	-	-
					$ -	$ -	0%		0%	-	-	-
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					$ -	$ -	0%		0%	-	-	-
					$ -	$ -	0%		0%	-	-	-

PROJECT
ADDRESS:
UNITS:

INPUTS

Unit Types
Super
Stabilized
Market
Vacant- Stabilized
Vacant-Market

Affordability Inputs	2022
2 Bedroom FMR:	$133,400
Rent Burden:	30%
Tenant Pays:	Elec & Gas

Bedrooms	HH Factor	Electric	Gas	Elec & Gas	
0	0.70	75	23	98	**98**
1	0.75	84	26	110	**110**
2	0.90	110	29	139	**139**
3	1.04	136	33	169	**169**
4	1.16	161	36	197	**197**
5	1.28	187	40	227	**227**

UNIT DISTRIBUTION INPUTS AND CHECK

Bedrooms	Units	%	*Check*	*Difference*
0		#DIV/0!	*0*	*0*
1		#DIV/0!	*0*	*0*
2		#DIV/0!	*0*	*0*
3		#DIV/0!	*0*	*0*
4		#DIV/0!	*0*	*0*
5		#DIV/0!	*0*	*0*
Total	**0**	**#DIV/0!**	*0*	*0*

RENTS FOR VACANT UNITS - CALCULATOR (for reference)

Input target underwritten AMI: 100% **of AMI** 133,400 for a family of

	HH size	HH factor	Income Limit	Tenant Pays No Utilities	Tenant Pays Electricity	Tenant Pays Gas
0	1	0.70	93,400	$ 2,335	$ 2,260	$ 2,312
1	1.5	0.75	100,100	$ 2,502	$ 2,418	$ 2,476
2	3	0.90	120,100	$ 3,002	$ 2,892	$ 2,973
3	4.5	1.04	138,800	$ 3,470	$ 3,334	$ 3,437
4	6	1.16	154,800	$ 3,870	$ 3,709	$ 3,834
5	7.5	1.28	170,800	$ 4,270	$ 4,083	$ 4,230

AMI	Stabilized		Market		Vacant- Stabilized		Vacant-Market		N/A		Super
	Units	Avg. Rents	Units	Avg. Rents	Units	Avg. Rents	Units	Avg. Rents	Units	Avg. Rents	
0%		$ -					0		0		
30%											
35%											
40%											
45%											
50%											
55%											
60%											
65%											
70%											
75%											
80%											
85%											
90%											
100%											
140%											
Total/Avg					**0**		**0**		**0**		

Total	
Units	**Avg. Rents**
0	

Bedrooms	Avg. Rents by Bedroom					
	Stabilized	Market	ant- Stabili	acant-Mark	N/A	All*
0						
1						
2						
3						
4						
5						

*income producing units only

Blended Actual Rent AMI	#DIV/0!
Blended Legal Rent AMI	#DIV/0!

PGI Existing Re	$ -
PGI Legal Rent	$ -

Preferential Rents	
Total pref rent units	0
% of units w/pref rents	#VALUE!
Avg % below legal rent	#DIV/0!
Avg $ below legal rent	#DIV/0!
Median $ below legal rent	#NUM!

UNIT COUNTS BY AMI BAND AND UNIT TYPE

Unit Type	Bedrooms	0%	30%	35%	40%	45%	50%	55%	60%	65%	70%	75%	80%	85%	90%	100%	140%	Total	Total Income Producing
Stabilized	0																	0	0
Stabilized	1																	0	0
Stabilized	2																	0	0
Stabilized	3																	0	0
Stabilized	4																	0	0
Stabilized	5																	0	0
Total																			

Unit Type	Bedrooms	0%	30%	35%	40%	45%	50%	55%	60%	65%	70%	75%	80%	85%	90%	100%	140%	Total	Total Income Producing
Market	0																	0	0
Market	1																	0	0
Market	2																	0	0
Market	3																	0	0
Market	4																	0	0
Market	5																	0	0
Total																			

Unit Type	Bedrooms	0%	30%	35%	40%	45%	50%	55%	60%	65%	70%	75%	80%	85%	90%	100%	140%	Total	Total Income Producing
Vacant- Stabilized	0																	0	0
Vacant- Stabilized	1																	0	0
Vacant- Stabilized	2																	0	0
Vacant- Stabilized	3																	0	0
Vacant- Stabilized	4																	0	0
Vacant- Stabilized	5																	0	0
Total																			

Unit Type	Bedrooms	0%	30%	35%	40%	45%	50%	55%	60%	65%	70%	75%	80%	85%	90%	100%	140%	Total	Total Income Producing
Vacant-Market	0																	0	0
Vacant-Market	1																	0	0
Vacant-Market	2																	0	0
Vacant-Market	3																	0	0
Vacant-Market	4																	0	0
Vacant-Market	5																	0	0
Total																			