

INVESTOR - TOOLS

PROPERTY ANALYSIS FORM – RETAIL PROPERTIES

Name of Property:

Address:

Type of Property:

Super-Regional:

Regional:

Super-Community:

Community:

Neighborhood:

Quality of Property:

Class A:

Class B:

Class C:

Size of Site:

Acres:

SF:

Size of Center:

SF:

Bay Sizes:

Parking:

HVAC:

Life Safety and Security:

Roof, Walls, and Windows:

Any Restrictions on Specific Uses:

Daily Traffic Counts:

Anchor Tenants:

Tenant Mix:

Property Income:

Gross Leasable Area of Shops:

Gross Leasable Area:

Total Occupancy Area:

Sales Area:

Total Area:

Common Area Maintenance (CAM) Charges:

Total Other Charges and Miscellaneous Income:

Property Operating Expenses:

Building Maintenance:

Total Parking Lot, Mall, and Common Areas:

Central Utility Systems:

Office Area Systems:

Total Maintenance and Housekeeping Expenses:

Advertising and Promotion:

Property Management:

Insurance:

Real Estate Taxes:

Asking Price:

Total:

Per SF:

Cap Rate Assumed for Transaction:

Estimated Cost for Modernization:

Owner Financing Available:

Percentage of Equity Required:

Expected Cash on Cash Return:

Expected Internal Rate of Return: