

Real Estate Transaction Financing

SAMPLE SUMMARY FINANCIAL FEASIBILITY ANALYSIS

- Information supplied will vary according to the subject of the proposal, and the Office of the President may require additional information upon occasion.
- Because the Office of the President may require revenue and expense projections covering a 3 to 10 year period, contact the appropriate office *before* submitting this Analysis.
- Additional explanations/information may be attached to this document.
- Seller financing will be considered only on an exception basis and will be included in the rental cost of the property purchase. The Office of the President Real Estate Services Group will negotiate the lowest possible purchase price. University debt financing will be used if external financing is required.

Transaction Title (Project Name) Campus:

Property is: Unimproved Improved

Description of Improvements

Type of Structure:
Number and Type of Units:
Major Items of Deferred Maintenance:
Results of Engineering Studies:

Operational Data

Current Tenant Mix:
Estimated Turnover Rate of Non-University Tenants:
Relocation Plans:
Current Rents: \$
Current Rents on Comparable Properties in the Adjacent Community: \$
Rent Proposed by Campus: \$
Financial History of Property in Last Three Years:
Other Legal/Financial Issues:

Appraised Value:	\$
Estimated Sale Price:	\$
Estimated Transaction Cost	
Property Acquisition:	\$
Capital Improvements (if any):	\$
Other (Explain):	\$
Total:	<hr/> \$
Proposed Source(s) of Financing:	
(Describe. If more than one source, list.)	\$

Loan Repayment Terms:

Feasibility:

Interest Rate: %

Duration of Loan: Years

Total Estimated Loan: \$

Estimated Average Annual Gross Revenues for the 2nd Full Year of Occupancy of the Project Operation:

Rental Income (Minus Occupancy Factor):

\$

Service Fees:

\$

Vending, Laundry, Memberships, Ticket Surcharges, etc. (specify):

\$

Other (specify):

\$

Total: \$

Estimated Average Annual Expenses for the 2nd Full Year of Occupancy of the Project Operation:

Non-Operating Expenses

Debt Service:

\$

Operations and Maintenance of Plant

\$

Maintenance Reserve:

\$

Other Existing Debt Service and OMP

\$

Subtotal:

\$

Operating Expenses

(List):

\$

Subtotal:

\$

Total Expenses: \$

Surplus (Deficit) Net Revenues:

\$

Debt Service Coverage:

\$