

# APARTMENT INVESTMENT SURVEY

Please answer all questions



Building wealth through investment property

If you complete this questionnaire, we will send you a **free 2008 Apartment Performance Report** (a \$350 value). All responses will be kept confidential and reported on an aggregate basis. Thank you and we value your participation.

## Owner Contact Information

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## Property Information

Property Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Purchase Price: \_\_\_\_\_ Sale Date: \_\_\_\_\_

(please indicate total price paid, including personal property)

Please note any unusual factors either included or not included in the sales price

(e.g. deduction for deferred maintenance, etc...): \_\_\_\_\_

Is/ was renovations required?  Yes  No If yes, how much will/ did renovations cost: \_\_\_\_\_

If yes, what renovations will/did you complete: \_\_\_\_\_

What was the listing price? \_\_\_\_\_

### Building Data

Total Apartment Units: \_\_\_\_\_

Total Commercial Sq Ft: \_\_\_\_\_

Total Net Rentable Sq Ft: \_\_\_\_\_

Gross Building Sq Ft: \_\_\_\_\_

Year Built: \_\_\_\_\_

No. of Stories: \_\_\_\_\_

No. of Buildings: \_\_\_\_\_

Roof: Pitch  Flat  Mansard

Building Exterior: Siding  Stucco  Brick

Type of Heat: Elec. Baseboard  Gas

Elec. Forced Air  Radiant

### Utilities Paid By

Heat: Tenant  Owner

Water/Sewer: Tenant  Owner

Garbage: Tenant  Owner

### Amenities

Dishwasher: Yes  No  Some

Fireplace: Yes  No  Some

Decks/Patios: Yes  No  Some

Elevator: Yes  No

Security: Intercom  Gate  None

Washer/dryer: In Unit  Hook-Ups  Common  None

Recreation: Pool  Clubhouse  Tennis Ct  None

### Parking

# of \_\_\_\_\_ Charge \_\_\_\_\_

Open: \_\_\_\_\_

Carports: \_\_\_\_\_

Garage: \_\_\_\_\_

Total: \_\_\_\_\_

(SURVEY CONTINUES ON NEXT PAGE)

**MONTHLY INCOME** Assume 100% occupancy. Include manager's unit.

UNIT TYPE	# OF TYPE	UNIT SIZE (Min-Max)	AVG. SIZE	RENT AT TIME OF SALE	EST. MARKET AVERAGE RENT
<b>STUDIOS</b>					
<b>1 BED / 1 BA</b>					
<b>2 BED / 1 BA</b>					
<b>2 BED / 2 BA</b>					
<b>3 BED / 1 BA</b>					
<b>3 BED 2 BA</b>					
<b>OTHER</b>					
<b>Total Monthly Apartment Income:</b>					
<i>Total monthly Commercial Income:</i>					
<i>Monthly Parking Income:</i>					
<i>Monthly Laundry Income:</i>					
<i>Monthly Utility Income:</i>					
<i>Other Monthly Income:</i>					
<b>Total Monthly Scheduled Gross Income:</b>					
<i>Vacancy %:</i>					
<b>Total Monthly Collected Gross Income:</b>					

**ANNUAL EXPENSES** (Please exclude renovation and capital improvement expenses)

<i>Expense Item</i>	<i>Amount</i>		<i>Expense Item</i>	<i>Amount</i>
Real Estate Taxes:			Decorating / Turnover:	
Insurance:			Repairs / Maintenance:	
Gas:			Elevator:	
Electric:			Landscaping:	
Water:			Marketing:	
Sewer:			Resident Management:	
Professional Management:			Reserves for Replacement:	
Office Administration:			Miscellaneous:	
<b>Total Expenses Above:</b>			<b>Total Expenses Above:</b>	

(SURVEY CONTINUES ON NEXT PAGE)

**FINANCING**

Loan Amount: \_\_\_\_\_ New Loan  Assumption  Seller Financed  All Cash   
Interest Rate: \_\_\_\_\_ Fixed Rate  Adjustable Rate  Amortization: \_\_\_\_\_ years  
Monthly Loan Payment: \_\_\_\_\_ Loan Due in \_\_\_\_\_ years  
Lender: \_\_\_\_\_

**INVESTMENT OBJECTIVES**

How many years to plan to retain this property?: \_\_\_\_\_ years  
What is the likelihood of a condominium conversion? 1 2 3 4 5 6 7 8 9 10 (10 is the highest likelihood)  
Have you previously owned an apartment investment:  Yes  No  
Rank the following objectives in order of importance to you when you purchased this property:  
(1 = most important, 4 = least important) \_\_\_Appreciation \_\_\_Cash Flow \_\_\_Upgraded Potential \_\_\_Tax Shelter

**MISCELLANEOUS**

Was this a 1031 Exchange for:  Buyer  Seller  Neither  
Who was the Seller's Broker: Name: \_\_\_\_\_ Company: \_\_\_\_\_  
Who was the Buyer's Broker: Name: \_\_\_\_\_ Company: \_\_\_\_\_

**Thank you for your participation. We look forward to sending you the 2008 Apartment Investment Survey Report upon its completion. All findings will be reported on an aggregate basis to ensure confidentiality.**

**If you have any questions about the survey, please call: Brian Koch**

**Tel: 216-373-7400 x408 Fax: 216-373-7408 eMail: bkoch@bridgepartnersinc.com**

**Website: <http://www.bridgepartnersinc.com>**