

Input array: AVI

AVI[1] No. of acres (or sq.ft. of land)	4.08
AVI[2] Land cost (/acre or /sq.ft.)(Total \$ if AVI[1]=0)	79,412
AVI[6] Units to develop	72
AVI[20] Est.const.int.fin.fees.acctg.adj.(ProCash checks)	1,658
AVI[26] Mortgage close (mos.after opening, % rented, or date)	8
AVI[28] Mos. after open to realize expected income	6
AVI[29] Vacancy at opening as a decimal of total \$	0.8611
AVI[30] Adj. factor to get occupancy from AVI[29] RU(.55)	1
AVI[40] Minimum income/unit before vacancy(ex.AVI[7]units)	380.4388
AVI[53] Vacancy rate (in normal operating years)	0.05
AVI[55] Operating expenses (fixed, per unit)	1,088
AVI[58] Real estate taxes (% rent roll) or (\$/\$00 value)	0.0906
AVI[60] Capital replacement (decimal of DFI or \$/unit/yr)	0.05
AVI[61] 1st mortgage loan to value Ratio or \$ Amount	1,800,000
AVI[62] 1st mortgage interest rate	0.075
AVI[64] 1st mortgage months Til Balloon	144
AVI[65] 2nd mortgage loan to value ratio or \$ amount	700,000
AVI[66] 2cd mortgage interest rate	0.1
AVI[68] 2cd mortgage months til balloon	144
AVI[69] Who provides 2nd mortgage (see AVI[65])	5
AVI[87] Equity contribution (\$ or % Costs Less Land&Fin.)	500,000
AVI[88] Who provides equity contribution (see AVI[87])	1
AVI[89] When equity contribution available	-1
AVI[112] Capitalization Rate for Mortgage	0.1
AVI[113] Capitalization Rate for Ending Value(0=Orig.Cost)	3,065,903
AVI[131] Annual Growth Rate for Gross Income MV[1]	0.06
AVI[132] Annual Growth Rate for Operating Expenses MV[2]	0.06
AVI[135] Periods from Start of Analysis to Opening(MV[18]) MV[5]	4
AVI[138] Special Dist. of Taxable Income MV[8]	6
AVI[142] No.Periods to project (MV[19] period definition) MV[13]	10
AVI[145] End Land Vlu:0=-1 land;<.2=caprate GR&KKRS;1ð.2=% vlu;>1=vlu) MV[16]	0.25
AVI[152] Exclude operating losses AVI[44] from mortgage financing(0=inc.)MV[25]	
AVI[154] Appreciation Rate Current Market Value if AVI[113]>1 MV[27]	0.06
AVI[156] Inv.Returned Before Dist.in End.Vlu.(0) or Inv.Ignored (1) MV[29]	70,585
AVI[158] Starting Year (if MV[31]=0, then 1 2..) MV[31]	1,986
AVI[170] Developer Keeps Surplus Orig. Fin. at Ending Sale MV[46]	
AVI[171] Selling Comm. & Expense Rate at Ending Sale MV[47]	0.02