

Input array: AVI

AVI[1] No. of acres (or sq.ft. of land)	4.0244
AVI[2] Land cost (/acre or /sq.ft.)(Total \$ if AVI[1]=0)	372.7273
AVI[3] Rent periods/year (1 or 365=commercial;12=resid.)	1
AVI[4] Building efficiency (GLA:GBA) (or GLA)	0.9201
AVI[6] Units to develop	138.355
AVI[10] Date of costs to date (CM[:6])	60180
AVI[12] Land development	2.5297
AVI[13] Building cost (\$/sq.ft.if AVI[101]=sq.ft.)	37.9748
AVI[14] Tenant improvements (comm) service structures (res.)	4.3367
AVI[15] Architecture & engineering	1.8575
AVI[17] Furniture & equipment	0.7228
AVI[18] Misc. admin	0.5059
AVI[20] Est.const.int,fin.fees,acctg.adj.(ProCash checks)	6.9538
AVI[21] Contingency, errors & omissions	1.6263
AVI[23] Opening date for property	100181
AVI[24] Start of construction loan availability	80180
AVI[25] Date permanent mortgage deal made	100181
AVI[38] Construction financing interest rate	0.15
AVI[39] Internal interest rate	0.15
AVI[40] Minimum income/unit before vacancy(ex.AVI[7]units)	13.0557
AVI[41] Other income/unit (vacancy applies;ex.AVI[7]units)	0.4006
AVI[55] Operating expenses (fixed, per unit)	4
AVI[61] 1st mortgage loan to value Ratio or \$ Amount	7805
AVI[62] 1st mortgage interest rate	0.12
AVI[63] 1st mortgage term in Years (0=interest only)	40
AVI[83] Developers share of ownership	0.1
AVI[84] Lenders share of ownership	0.5
AVI[85] Investors share of ownership	0.4
AVI[90] Land lease rate (% of AVI[92] Price or \$/Year)	0.12
AVI[95] When land sale-leaseback transacted	100181
AVI[112] Capitalization Rate for Mortgage	0.11
AVI[113] Capitalization Rate for Ending Value(0=Orig.Cost)	11000
AVI[120] Investors Tax Rate	0.5
AVI[127] Points 1st Mtge When Perm. Deal Made AVI[25]	0.005
AVI[128] Points 1st Mtge at Const. Loan Settlem AVI[24]	0.0075
AVI[135] Periods from Start of Analysis to Opening(MV[18]) MV[5]	16
AVI[142] No.Periods to project (MV[19] period definition) MV[13]	19
AVI[149] Partners Share Oper.Losses(0) No=1 (2=dev.meets from Fin./Eq) MV[22]	
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]	0.1
AVI[155] Periods to Lag MV[27] App.Rate to be Conservative MV[28]	1
AVI[156] Inv.Returned Before Dist.in End.Vlu.(0) or Inv.Ignored (1) MV[29]	31491
AVI[178] <QTR> Structure:5 if method 1,11 if method 2,other if 3 MV[55]	