

Input array: AVI

AVI[1] No. of acres (or sq.ft. of land)	3.048
AVI[2] Land cost (/acre or /sq.ft.)(Total \$ if AVI[1]=0)	87120
AVI[3] Rent periods/year (1 or 365=commercial;12=resid.)	1
AVI[4] Building efficiency (GLA:GBA) (or GLA)	0.8787
AVI[6] Units to develop	31112
AVI[12] Land development	1.1581
AVI[13] Building cost (\$/sq.ft.if AVI[101]=sq.ft.)	72.7554
AVI[15] Architecture & engineering	5.2119
AVI[16] Elevator/escalator	12.0532
AVI[17] Furniture & equipment	2.5959
AVI[18] Misc. admin	3.6802
AVI[19] Expensed costs (except interest)	0.2084
AVI[20] Est.const.int,fin.fees,acctg.adj.(ProCash checks)	9.4971
AVI[23] Opening date for property	8507
AVI[25] Date permanent mortgage deal made	3
AVI[26] Mortgage close (mos.after opening, % rented, or date)	0.885
AVI[28] Mos. after open to realize expected income	72
AVI[29] Vacancy at opening as a decimal of total \$	0.4
AVI[30] Adj. factor to get occupancy from AVI[29] RU(.55)	0.55
AVI[35] Holdback:front money \$ or pct. of perm mtge amt	132771
AVI[38] Construction financing interest rate	0.145
AVI[40] Minimum income/unit before vacancy(ex.AVI[7]units)	19.12
AVI[41] Other income/unit (vacancy applies;ex.AVI[7]units)	1.8437
AVI[44] Start-up operating losses (financed & expensed)	22.4466
AVI[53] Vacancy rate (in normal operating years)	0.05
AVI[55] Operating expenses (fixed, per unit)	3.6
AVI[61] 1st mortgage loan to value Ratio or \$ Amount	0.75
AVI[62] 1st mortgage interest rate	0.115
AVI[63] 1st mortgage term in Years (0=interest only)	25
AVI[83] Developers share of ownership	0.5
AVI[85] Investors share of ownership	0.5
AVI[87] Equity contribution (\$ or % Costs Less Land&Fin.)	132771
AVI[89] When equity contribution available	3
AVI[112] Capitalization Rate for Mortgage	0.1
AVI[113] Capitalization Rate for Ending Value(0=Orig.Cost)	0.1
AVI[114] DCF Valuation Rate (total project)	0.15
AVI[120] Investors Tax Rate	0.5
AVI[127] Points 1st Mtge When Perm. Deal Made AVI[25]	0.0221
AVI[131] Annual Growth Rate for Gross Income MV[1]	0.05
AVI[132] Annual Growth Rate for Operating Expenses MV[2]	0.07
AVI[135] Periods from Start of Analysis to Opening(MV[18]) MV[5]	14
AVI[142] No.Periods to project (MV[19] period definition) MV[13]	9
AVI[149] Partners Share Oper.Losses(0) No=1 (2=dev.meets from Fin./Eq) MV[22]	-1
AVI[152] Exclude operating losses AVI[44] from mortgage financing(0=inc.)MV[25]	
AVI[156] Inv.Returned Before Dist.in End.Vlu.(0) or Inv.Ignored (1) MV[29]	22389
AVI[158] Starting Year (if MV[31]=0, then 1 2..) MV[31]	1984
AVI[170] Developer Keeps Surplus Orig. Fin. at Ending Sale MV[46]	
AVI[194] Experimental:depreciate & inc. for LIHTC land dev. & F&E MV[72]	1