

Input array: AVI

AVI[1] No. of acres (or sq.ft. of land)	82.7325
AVI[2] Land cost (/acre or /sq.ft.)(Total \$ if AVI[1]=0)	135000
AVI[3] Rent periods/year (1 or 365=commercial;12=resid.)	1
AVI[6] Units to develop	324000
AVI[13] Building cost (\$/sq.ft.if AVI[101]=sq.ft.)	115
AVI[20] Est.const.int.fin.fees.acctg.adj.(ProCash checks)	
AVI[28] Mos. after open to realize expected income	36
AVI[29] Vacancy at opening as a decimal of total \$	0.39
AVI[40] Minimum income/unit before vacancy(ex.AVI[7]units)	23
AVI[44] Start-up operating losses (financed & expensed)	2.602
AVI[53] Vacancy rate (in normal operating years)	0.05
AVI[56] Variable expenses (percent of income)	0.08
AVI[60] Capital replacement (decimal of DFI or \$/unit/yr)	0.05
AVI[61] 1st mortgage loan to value Ratio or \$ Amount	1
AVI[62] 1st mortgage interest rate	0.105
AVI[63] 1st mortgage term in Years (0=interest only)	35
AVI[78] Refinancing (date or months until)	120
AVI[79] Refinanced mortgage:loan to value ratio or \$ amt.	0.5546
AVI[80] Interest rate expected at refinancing	0.12
AVI[90] Land lease rate (% of AVI[92] Price or \$/Year)	0.1
AVI[93] Who will own land (if land lease exists)	3
AVI[96] Mortgage amounts based on cost (default=value)	1
AVI[112] Capitalization Rate for Mortgage	0.08
AVI[113] Capitalization Rate for Ending Value(0=Orig.Cost)	0.08
AVI[123] Ground Rent Unsubordinated (default=subordinated)	1
AVI[126] Points at Refinancing on New 1st Mtge AVI[78]	0.03
AVI[131] Annual Growth Rate for Gross Income MV[1]	0.05
AVI[132] Annual Growth Rate for Operating Expenses MV[2]	0.05
AVI[133] No. of Years to Hold Income Constant MV[3]	5
AVI[134] No. of Years to Hold Operating Expenses Constant MV[4]	5
AVI[142] No.Periods to project (MV[19] period definition) MV[13]	20
AVI[145] End Land Vlu:0=-1 land;<.2=caprate GR&KKRS;1δ.2=% vlu;>1=vlu) MV[16]	0.25
AVI[156] Inv.Returned Before Dist.in End.Vlu.(0) or Inv.Ignored (1) MV[29]	33086
AVI[158] Starting Year (if MV[31]=0, then 1 2..) MV[31]	1988
AVI[171] Selling Comm. & Expense Rate at Ending Sale MV[47]	0.02
AVI[179] columns are (0)trials;(1)versions;(2)phases MV[56]	2
AVI[186] Base Data in MV[64]	1