

jan·a·lyt·ics»

Example: 500 Unit Facility, Class B Property, Occupancy Rate at 90%

**BEFORE FULL
DOOR REPLACEMENT:**

**AFTER FULL
DOOR REPLACEMENT:**

INCOME

Income from rents,
Late Fees, Ancillary
Sales, etc.

\$540,000.00

\$594,000.00

One full year after install,
rent increased by 10%

**OPERATING
EXPENSES**

\$189,000.00

\$184,000.00

Saved 10% insurance and
3% repair & maintenance

NOI

\$351,000.00

\$410,000.00

**VALUE AT 6.5%
CAP RATE**

\$5,400,000.00

\$6,307,692.31

**NET INCREASE
OF VALUE**

\$907,692.31

**NET INCREASE
OF VALUE AFTER
CAPITAL COST/
DOOR REPLACEMENTS**

\$657,692.31

2024-02

