

CONFIDENTIAL**The Martin Apartments**

Map Nos.:	D-059
Tax Parcel Nos.:	069600-0055
Property key:	6997
Address	2105 5th Avenue
Zoning:	DMC 240/290-440
Property rights:	No apparent restrictions
Previous sale:	\$113,471,816 10/8/2014 \$603,573 per DU
Proximity to project:	1,400± feet to Pine Street
Ownership:	Fifth & Blanchard Associates, LLC
Description:	12,720 SF site on the northwest corner of 5th Avenue and Blanchard Street improved with a 188-unit apartment building constructed in 2012, with 14,310 SF of street-level retail.

INCOME ANALYSIS Before	Year Built	2012
	Parking	123

Potential Gross Income

	Units	SF NRA	Total NRA	Rent	Rent/SF
Studio	32	541	17,312	\$2,400	\$4.44
1-bedroom	127	880	111,760	\$3,100	\$3.52
2-bedroom	20	1,356	27,120	\$4,100	\$3.02
2-bedroom	6	1,910	11,460	\$4,558	\$2.39
3-bedroom	3	2,200	6,600	\$7,101	\$3.23
Total apartments	188	927	174,252	\$3,198	\$3.45
	GBA	NRA			
Retail	4,310	4,310		SF NRA @	\$28.00
Restaurant	0	0		SF NRA @	\$0.00
Other	0	0		SF NRA @	\$0.00
Other	0	0		SF NRA @	\$0.00
Subtotals	4,310	4,310			
Parking Area/Stalls	50,236		123	stalls @	\$300.00
Basement	0	0		SF NRA @	\$0.00
Other	0	0		SF NRA @	\$0.00
Other				1.0%	of PGI
Total Bldg Area & Gross Income	295,754	189,708		SF NRA @	\$41.38
Less: Vacancy/credit allowance @	4.0%	of apartment revenue			
	5.0%	of commercial revenue			
	0.0%	of parking revenue			
Total vacancy/credit allowance					
Effective gross income					
Less: Operating expenses					

Management fee @	5.0%	of total EGI		
Parking operating expenses @	0.0%	of parking EGI		
Apartment operating expenses	25.0%	of apartment EGI		
Structural maintenance/reserve	\$0.25	per SF of GBA		
Total operating expenses			\$11.51	28.9%
Net operating income				
Indicated Value				
Land Value				
		12,720	SF @	\$1,750.00
Residual Improvements				
		189,708	SF NRA @	\$548.93
		295,754	SF GRA @	\$352.10

Special Benefit Summary

	Land			% Change
	Per SF	Total	Improved	
Without LID	\$1,750.00	\$22,260,000	\$104,136,000	N/A
With LID				
Scenario A1	\$1,757.00	\$22,349,000	\$104,304,000	0.16%
Scenario A2	\$1,757.00	\$22,349,000	\$104,816,000	0.65%
Scenario B1	\$1,757.00	\$22,349,000	\$104,946,000	0.78%
Scenario B2	\$1,757.00	\$22,349,000	\$104,346,000	0.20%
Percent change in land value	0.40%		\$104,603,000	0.45%
From Summary page				
Without LID	\$1,750.00	\$22,260,000	\$104,136,000	N/A
With LID	\$1,757.00	\$22,349,000	\$104,550,000	0.40%

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Scenario A: Rental and Vacancy Rate Changes

et, zoned DMC 240/290-440,
.23 on-site parking stalls and

		INCOME ANALYSIS After	Year Built	2012	
		Potential Gross Income			
			Units	SF NRA	
	\$921,600	Studio	32	541	
	\$4,724,400	1-bedroom	127	880	
	\$984,000	2-bedroom	20	1,356	
	\$328,176		6	1,910	
	\$255,636	3-bedroom	3	2,200	
	\$7,213,812	Total apartments	188	927	
			GBA	NRA	
per SF =	\$120,680	Retail	4,310	4,310	SF NRA @
per SF =	\$0	Restaurant	0	0	SF NRA @
per SF =	\$0	Other	0	0	SF NRA @
per SF =	\$0	Other	0	0	SF NRA @
	\$120,680	Subtotals	4,686	12,124	
/month	\$442,800	Parking Area/Stalls	50,236	0	123 stalls @
per SF =	\$0	Basement	0	0	SF NRA @
per SF =	\$0	Other	0	0	SF NRA @
	\$72,138	Other			1.0%
/SF =	\$7,849,430	Total Bldg Area & Gross Income	295,754	189,708	SF NRA @
	(\$288,552)	Less: Vacancy/credit allowance			of apartment revenue
	(\$6,034)				of commercial revenue
	\$0				of parking revenue
	(\$294,586)	Total vacancy/credit allowance			
	\$7,554,844	Effective gross income			
		Less: Operating expenses			

	(\$377,742)
	\$0
	(\$1,731,315)
	(\$73,939)
\$11,612	(\$2,182,996)
	\$5,371,848
Capitalized @	4.25%
Indicated value	\$126,396,425
(R)	\$126,396,000
Per DU	\$672,319
per SF =	\$22,260,000
per SF =	\$104,136,000

Management fee @	5.0%	of total EGI
Parking operating expenses @	0.0%	of parking EGI
Apartment operating expenses	25.0%	of apartment EGI
Structural maintenance/reserve	\$0.25	per SF of GBA
Total operating expenses		
Net operating income		

Indicated Value

Land Value

12,720 SF @

Residual Improvements

Special Benefit Summary

Total Estimated Value	Special Benefit	% Change	
\$126,396,000	N/A	N/A	
			Per DU
\$126,653,000	\$257,000	0.20%	\$1,367
\$127,165,000	\$769,000	0.61%	\$4,090
\$127,295,000	\$899,000	0.71%	\$4,782
\$126,695,000	\$299,000	0.24%	\$1,590
\$126,396,000	N/A		
\$126,899,000	\$503,000	0.40%	

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Scenario B: Overall Capitalization Rates Ch

		Low	High
Per DU	Per DU	0.20%	0.60%
\$2,405	\$2,414	\$923,443	\$927,130
\$3,106	\$3,119	\$4,733,849	\$4,752,746
\$4,108	\$4,125	\$985,968	\$989,904
\$4,567	\$4,585	\$328,832	\$330,145
\$7,115	\$7,144	\$256,147	\$257,170
\$3,204	\$3,217	\$7,228,240	\$7,257,095
		0.20%	0.60%
\$28.06	\$28.17	\$120,921	\$121,404
\$0.00	\$0.00	\$0	\$0
\$0.00	\$0.00	\$0	\$0
\$0.00	\$0.00	\$0	\$0
		\$120,921	\$121,404
Per Month	Per Month	0.20%	0.60%
\$300.60	\$301.80	\$443,686	\$445,457
Per SF	Per SF	0.00%	0.00%
\$0.00	\$0.00	\$0	\$0
\$0.00	\$0.00	\$0	\$0
of PGI		\$72,282	\$72,571
\$41.46	\$41.62	\$7,865,129	\$7,896,527
4.00%	4.00%	(\$289,130)	(\$290,284)
5.00%	5.00%	(\$6,046)	(\$6,070)
0.00%	0.00%	\$0	\$0
		(\$295,176)	(\$296,354)
		\$7,569,953	\$7,600,173

INCOME ANALYSIS After		Year Built
Potential Gross Income		
	Units	
Studio	32	
1-bedroom	127	
2-bedroom	20	
	6	
3-bedroom	3	
Total apartments	188	
Retail	4,310	
Restaurant	0	
Other	0	
Other	0	
Subtotals	4,686	
Parking Area/Stalls	50,236	
Basement	0	
Other	0	
Other		
Total Bldg Area & Gross Income	295,754	
Less: Vacancy/credit allowance @	4.0%	
	5.0%	
	0.0%	
Total vacancy/credit allowance		
Effective gross income		
Less: Operating expenses		

	(\$378,498)	(\$380,009)
	\$0	\$0
	(\$1,734,778)	(\$1,741,703)
	(\$73,939)	(\$73,939)
	(\$2,187,214)	(\$2,195,650)
	\$5,382,740	\$5,404,523
Capitalized @	4.25%	4.25%
	\$126,652,698	\$127,165,242
(R)	\$126,653,000	\$127,165,000
Per DU	\$673,686	\$676,410
% change	0.20%	0.61%
\$1,757.00 per SF =	\$22,349,000	\$22,349,000
	\$104,304,000	\$104,816,000
Per SF NRA	\$549.81	\$552.51
	\$257,000	\$769,000

Management fee @	5.0%
Parking operating expenses @	0.0%
Apartment operating expenses	25.0%
Structural maintenance/reserve	\$0.25
Total operating expenses	
Net operating income	

Indicated Value

Land Value

Residual Improvements

Special Benefit Summary

0.40%

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2012					
SF NRA	Total NRA	Rent	Rent/SF		
541	17,312	\$2,400	\$4.44		\$921,600
880	111,760	\$3,100	\$3.52		\$4,724,400
1,356	27,120	\$4,100	\$3.02		\$984,000
1,910	11,460	\$4,558	\$2.39		\$328,176
2,200	6,600	\$7,101	\$3.23		\$255,636
927	174,252	\$3,198	\$3.45		\$7,213,812
4,310		SF NRA @	\$28.00	per SF =	\$120,680
0		SF NRA @	\$0.00	per SF =	\$0
0		SF NRA @	\$0.00	per SF =	\$0
0		SF NRA @	\$0.00	per SF =	\$0
12,124					\$120,680
0	123	stalls @	\$300.00	/month	\$442,800
0		SF NRA @	\$0.00	per SF =	\$0
0		SF NRA @	\$0.00	per SF =	\$0
		1.0%	of PGI		\$72,138
189,708		SF NRA @	\$41.38	/SF	\$7,849,430
of apartment revenue					(\$288,552)
of commercial revenue					(\$6,034)
of parking revenue					\$0
					(\$294,586)
					\$7,554,844

of total EGI	(\$377,742)
of parking EGI	\$0
of apartment EGI	(\$1,731,315)
per SF of GBA	(\$73,939)
	(\$2,182,996)
	\$5,371,848

	Low	High
Capitalized @	4.22%	4.24%
Indicated Value	\$127,294,978	\$126,694,530
(R)	\$127,295,000	\$126,695,000
Per DU	\$677,101	\$673,910
% change	0.71%	0.24%
12,720 SF @ \$1,757.00 per SF =	\$22,349,000	\$22,349,000
	\$104,946,000	\$104,346,000
per SF NRA	\$553.20	\$550.03
	\$899,000	\$299,000

0.40%