

ASSUMPTIONS

All sections and fields marked with an asterisk (*) are required. All values are annual. Please see the Assumptions Guide for defaults and explanations. ☐ I instruct CWMREMS to use the default values for all fields WITHOUT an asterisk (*).

Client Information*

Name (First Last Title): _____
 Entity Name: _____
 Address: _____
 City: _____ ST: ____ Zip Code: _____
 Phone: _____ Email: _____

Property Information*

Address: _____
 City: _____ ST: ____ Zip Code: _____

General Information

Purchase Price or Market Value: \$ _____
 Land Value: \$ _____
 Total Escrow & Closing Costs*: \$ _____
 Scheduled Rental Income: \$ _____
 Annual Other Income: \$ _____

Expenses

Property Management Fees: \$ _____
 Real Estate Taxes: \$ _____
 Insurance: \$ _____
 Maintenance & Repairs: \$ _____
 Utilities*: \$ _____
 Reserves & Misc.: \$ _____
 Other (or Total Expenses if not itemized)*: \$ _____

Loan #1* (No Loan #1 ☐)

Loan Amount: \$ _____
 Loan Interest Rate: \$ _____
 Loan Fees: \$ _____
 Loan Term (Years): \$ _____

Loan #2* (No Loan #2 ☐)

Loan Amount: \$ _____
 Loan Interest Rate: \$ _____
 Loan Fees: \$ _____
 Loan Term (Years): \$ _____

Other Information

Total Acquisition Closing Costs: \$ _____
 Other Acquisition Costs: \$ _____
 Salvage Value (\$0 if acquired after 1987): \$ _____

Monte Carlo / Advanced Analysis Variables

Income Tax Rate:	_____ %	_____ %	_____ %
Long-Term Capital Gain Tax Rate:	_____ %	_____ %	_____ %
Vacancy Rate & Credit Loss:	_____ %	_____ %	_____ %
Annual Income Increases:	_____ %	_____ %	_____ %
Annual Operating Expense Increases:	_____ %	_____ %	_____ %
Annual Appreciation Rate:	_____ %	_____ %	_____ %