

**Rent Comparability Grid**

Unit Type →

One-Bedroom

Subject's FHA #:  

Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Woodvale Apartments I		Whisperwood Apt		Emerald Apts		Cambridge		Madison Place		Project Name	
1301 East 8th St.		1506 E. 16th St		1506 S. Pecan St.		1112 18th Ave.		13 Ave/Greer St.		Street Address	
Cordele, Georgia		Cordele, Georgia		Cordele, Georgia		Cordele, Georgia		Cordele, Georgia		City County	
Data		Data		Data		Data		Data		Data	
Subject		Subject		Subject		Subject		Subject		Subject	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?	\$364	N	\$335	N	\$450	N	\$450	N		
2	Date Last Leased (mo/yr)	Jun-04		Jun-04		Jun-04		Jun-04			
3	Rent Concessions	N		N		N		N			
4	Occupancy for Unit Type	100%		100%		100%		83%		%	
5	Effective Rent & Rent/ sq. ft	\$364	0.6319	\$335	0.67	\$450	0.69	\$450	0.64		
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>											
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	G/1		WU/2		G/1		WU/1,2			
7	Yr. Built/Yr. Renovated	1988/05		1968	\$35	1980	\$25	1984	\$20		
8	Condition /Street Appeal	Good		Good		Good		Good			
9	Neighborhood	Good		Good		Good		Good			
10	Same Market? Miles to Subj	Y		Y		Y		Y			
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	1		1		1		1			
12	# Baths	1		1		1		1			
13	Unit Interior Sq. Ft.	665	\$18	500	\$33	650		700	(\$7)		
14	Balcony/ Patio	Y		N	\$5	N	\$5	N	\$5		
15	AC: Central/ Wall	C		C		C		C			
16	Range/ refrigerator	R,F		R,F		R,F		R,F			
17	Microwave/ Dishwasher	D	\$5	D		D		D			
18	Washer/Dryer	L,HU		L,HU		L,HU		HU			
19	Floor Coverings	C		C		C		C			
20	Window Coverings	B		B		B		B			
21	Cable/ Satellite/Internet	C		C		C		C			
22	Emergency Call System	Y	(\$3)	N	(\$3)	N	(\$3)	N	(\$3)		
23											
D Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking ( \$ Fee)	L\$0		L\$0		L\$0		L\$0			
25	Extra Storage	N		N		N		N			
26	Security	N		N		N		N			
27	Clubhouse/ Meeting Rooms	C	\$5	N	\$5	N	\$5	N	\$5		
28	Pool/ Recreation Areas	F,R	\$10	R	\$5	R	\$5	N	\$10		
29	Business Ctr / Nbhd Netwk	N		N		N		N			
30	Service Coordination	N		N		N		N			
31	Computer Center	Y	\$5	N	\$5	N	\$5	N	\$5		
32											
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	N/Elec		Y/Gas	(\$18)	N/Elec		N/Elec			
34	Cooling (in rent?/ type)	N/Elec		N/Elec		N/Elec		N/Elec			
35	Cooking (in rent?/ type)	N/Elec		Y/Gas	(\$8)	N/Elec		N/Elec			
36	Hot Water (in rent?/ type)	N/Elec		Y/Gas	(\$19)	N/Elec		N/Elec			
37	Other Electric	N		N		N		N			
38	Cold Water/ Sewer	Y		Y		N	\$20	N	\$20		
39	Trash /Recycling	Y		Y		N	\$12	N	\$12		
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	6	1	6	1	5	1	5	2		
41	Sum Adjustments B to D	\$63	(\$3)	\$88	(\$3)	\$45	(\$3)	\$45	(\$10)		
42	Sum Utility Adjustments				(\$45)	\$32		\$32			
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	\$60	\$66	\$40	\$136	\$74	\$80	\$67	\$87		
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$424		\$375		\$524		\$517			
45	Adj Rent/Last rent		116%		112%		116%		115%		
46	Estimated Market Rent	\$450		\$0.68		← Estimated Market Rent/ Sq. Ft					

Appraiser's Signature

Date

Attached are explanations of :

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type

