

SUMMARY COMPARISON OF REFM APARTMENT ACQUISITION EXCEL PRO FORMA TEMPLATES

	Free B.O.T.E.	Multi-Year B.O.T.E.	Standard Pro Forma	Professional Pro Forma	
<div> <div>All support renovation analysis</div> <div>Ideal For</div> </div>	Fastest possible basic feasibility by solving for a stabilized yield on cost	Rapid feasibility based on before-tax IRR, net profit, multiple on equity, payback period and NPV	Detailed analysis generating a before-tax IRR, net profit, multiple on equity, payback period and NPV	Detailed analysis generating before- and after-tax IRR, net profit, multiple on equity, payback period and NPV	
Time Period Analyzed	Up to 2 years	Up to 11 years	Up to 11 years	Up to 11 years	
Calculation Basis	Annual	Annual	Monthly	Monthly	
Unit Type Capacity	1	1	4	7	
Retail Component (Tenant Groups)	Yes (1); sold with apartments at same cap rate	Yes (1); sold with apartments at same cap rate	Yes (1); can be sold separately from apartments at independent cap rate	Yes (5); can be sold separately from apartments at independent cap rate	
Equity Positions/ Splits Supported	Sponsor only	Sponsor only	Sponsor, Third Party Investor / IRR-based Preferred Return then up to 2 more tiers with sponsor promote	Sponsor, Equity Partner, Third Party Investor / Up to 5 IRR- and multiple-based tiers for each of the 2 waterfalls	
Debt Supported	Senior Loan with fixed rate and front-end I/O option	Senior Loan with fixed rate and front-end I/O option	Senior Loan with Holdback, Permanent Loan, both fixed or floating rate with front-end I/O option	Senior Loan with Holdback or Future Funding, Mezzanine Loan, Permanent Loan, all with fixed or floating rate with front-end I/O option	
Pricing	License/Support options starting at				
Standard	Free (no support)	\$69	\$499	\$999	
Academic/Military	Free (no support)	\$29	\$299	\$649	