

	Index #	Database #	Sale #
Sale Analysis	Grantor _____	Sales Price _____	Property Type _____
	Grantee _____	Other Contrib. _____	Primary Land Use _____
	Deeded Acres _____	Net Sale Price _____	_____
	Sale Date/DOM _____ / _____	\$/Deeded Acre _____	_____
	Prior Sale Date _____	Financing _____	_____
	Prior CEV Price _____	% Fin. Adj. _____	_____
	Analysis Code _____	CEV Price _____	_____
	Source _____	SCA Unit Type _____	_____
	Motivation _____	Eff. Unit Size _____	_____
	Highest & Best Use _____	SCA \$/Unit _____	_____
	Address _____	Multiplier Unit _____	_____
	City _____	Multiplier No. _____	_____
	County/Code _____ / _____	Legal Access _____	_____
	State/Zip _____ / _____	Physical Access _____	_____
	Region/Area/Zone _____ / _____ / _____	View _____	Tax ID/Recording _____
Location _____	Utilities _____	Sec/Twp/Rge _____ / _____ / _____	
Legal Description: _____			

Land-Mix Analysis								
	Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Land Mix Analysis	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____ = \$	_____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____ = \$	_____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____ = \$	_____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____ = \$	_____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____ = \$	_____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____ = \$	_____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____ = \$	_____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____ = \$	_____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____ = \$	_____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____ = \$	_____
Totals			_____ Ac.			_____ X \$	_____ = \$	
CEV Price \$				- Land Contribution \$			= Improvement Contribution \$	

Income Analysis									
Income Estimate Basis: <input type="checkbox"/> Cash <input type="checkbox"/> Share <input type="checkbox"/> Owner/Operator									
	Income Source		Units	Unit Measure	Stabilized Yield	Total Production		Cash/Share/Owner Income	
	<input type="checkbox"/> Actual	<input type="checkbox"/> Estimated				Stabilized \$/Unit	Gross Income	Share %	Income \$
Income Analysis	_____	_____	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____	_____	_____
Improvements <input type="checkbox"/> Improvements Included in Land Rent _____				_____ /mo	_____ /yr	Stabilized Gross Income = \$			
Expense Items:			Expenses (cont.):			Expenses (cont.):			
Real Estate Tax	\$ _____			\$ _____		\$ _____			
Insurance	\$ _____			\$ _____		\$ _____			
Maintenance	\$ _____			\$ _____		\$ _____			
Management	\$ _____			\$ _____		\$ _____			
Total Expenses	_____ / Stabilized G.I.			_____ = Expense Ratio	_____ %	Total Expenses = \$			
Net Income	_____ / CEV Price			_____ = Cap Rate	_____ %	Net Income = \$			

