

# REIA Report: Portfolio Analysis Order Packet

STEP 1: Select the number of buildings to be analyzed.

Number of Buildings Analyzed	Cost for Analysis and Report
<input type="checkbox"/> 2	\$ 350
<input type="checkbox"/> 3	\$ 525
<input type="checkbox"/> 4	\$ 700
<input type="checkbox"/> 5	\$ 875
<input type="checkbox"/> 6	\$ 1,050
<input type="checkbox"/> 7	\$ 1,225
<input type="checkbox"/> 8	\$ 1,400
<input type="checkbox"/> 9	\$ 1,575
<input type="checkbox"/> 10	\$ 1,750
<input type="checkbox"/> Over 10	Purchase multiple reports above

STEP 2: Please fill out the contact information below.

STEP 3: Read the **Limitations of a REIA Report** document.

STEP 4: Complete a **REIA Report Portfolio Analysis Input Data Sheet** as accurately *for EACH building*. To enter the data into a spreadsheet, call Max Wilson at 724-368-3650 and request the Excel version of the input data sheet.

STEP 5: Fax all completed forms back to Max Wilson at 724-368-3651 or email to [MaxWilson@MaxBusinessGroup.com](mailto:MaxWilson@MaxBusinessGroup.com).

STEP 6: Return to the [MaxBusinessGroup.com](http://MaxBusinessGroup.com) website and complete purchase process for your report. Once paid for the report in pdf format and the accompanying Excel database will be completed and sent to you within 48 hours.

## Contact Information

Please Print Your Name: \_\_\_\_\_

Full Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Email address: \_\_\_\_\_

Phone Numbers: \_\_\_\_\_ / Cell: \_\_\_\_\_

Please Sign & Date: \_\_\_\_\_ & \_\_\_\_\_ / \_\_\_\_\_ / 200\_\_

# Limitations of a REIA Report®

A **REIA Report®** is a financial analysis of a selected property's financial performance based on reported historical, actual, and/or projected performance. All versions of a **REIA Report®** contain certain limitations due to the methods used to collect and analyze the financial information on which the analysis was based. Each limitation can and will have a direct bottom line effect on the current and future performance of the investment made.

A **REIA Report®** **IS NOT**: AN APPRAISAL; IT **IS NOT** AN OPINION; IT **IS NOT** A VALUATION OF THE PROPERTY OR PROPERTIES; IT IS A COLLECTION OF FINANCIAL PERFORMANCE DATA BASED ON INFORMATION PROVIDED FROM OUTSIDE SOURCES, AND MAY USE CONSERVATIVE ASSUMPTIONS AND INDUSTRY STANDARDS. NO INTERPRETATION OF THE CALCULATIONS IS PROVIDED. THE INFORMATION AND DATA PRESENTED IN THIS ANALYSIS ARE BELIEVED TO BE ACCURATE BUT ARE NOT GUARANTEED OR WARRANTED.

"THIS ANALYSIS **HAS NOT** BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR

The limitations of a **REIA Report®** may be, but not limited to:

- 1. COLLECTION OF DATA:** All analysis has been conducted based on the information provided by the owner of the property, their contractual representative, or by the buyer of this report. **REIAlliance**, owner of all **REIA Reports®**, assumes no responsibility as to the accuracy of that information and therefore the outcomes of any analysis.
- 2. ASSUMPTIONS USED IN ANALYSIS:** At times, certain assumptions and estimates to run preliminary of analysis- as these reports provide, have been made. Every attempt has been made to use accurate, "common," and "conservative" values and industry standards and to obtain acceptance for those values (when available) with the buyer of the report, before purchase.
- 3. USE OF REPORTS:** All versions of a **REIA Report®** are **intended to PROVIDE INSIGHTS** that help the consumer of the report make decisions on whether or not continue on the pathway for **FURTHER INVESTIGATION BEFORE PURCHASE**. The reports are NOT intended to be used as the sole basis for selection or purchase as the incomplete information and assumptions used MAY NOT PROVIDE ACCURATE ANALYSIS at the level needed to make decisions.

*The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advise. It is advised that the buyer of the report seek proper real estate, legal, and tax advice as appropriate before making any purchases of real estate.*

PLEASE MAKE SURE YOUR ORDER IS CORRECT AND THE DATA THAT YOU PROVIDE IS AS ACCURATE AND COMPREHENSIVE AS POSSIBLE. REIALLIANCE® AND ALL OF ITS DISTRIBUTORS ENFORCE A STRICT

## **NO REFUNDS Policy**

FOR ALL REAI REPORTS.

# REIA Report: Portfolio Analysis Input Data Sheet

Owner	Address	City / State / Zip	Phone	Email

Property Data	Property #1	Property #2	Property #3	Property #4	Property #5
Street					
City					
State					
Zip					
Zoning Code					
Number of Units					
Assessed Land Value					
Assessed Building Value					
Market Value					
Gross Annual Income (GAI)					
Vacancy					
Additional Non-rental Income					
Yearly Insurance Cost					
Yearly Utility Expenses					
Yearly Maintenance					
Yearly Other Expenses					
Total Real Estate Taxes					
Federal Tax Rate					
State Tax Rate					
Property Management Fees (% of GAI)					
Maintenance Reserves (% of GAI)					
Appreciation Rate					
Net Operating Increase/Year					
Owner Required Capitalization Rate					
Sales Cost Basis (% fees to sell)					
% of Income from Residential Leases					
Rentable Square Feet					
Total Personal Property Value					

# REIA Report: Portfolio Analysis Input Data Sheet

Owner	Address	City / State / Zip	Phone	Email

Property Data	Property #6	Property #7	Property #8	Property #9	Property #10
Street					
City					
State					
Zip					
Zoning Code					
Number of Units					
Assessed Land Value					
Assessed Building Value					
Market Value					
Gross Annual Income (GAI)					
Vacancy					
Additional Non-rental Income					
Yearly Insurance Cost					
Yearly Utility Expenses					
Yearly Maintenance					
Yearly Other Expenses					
Total Real Estate Taxes					
Federal Tax Rate					
State Tax Rate					
Property Management Fees (% of GAI)					
Maintenance Reserves (% of GAI)					
Appreciation Rate					
Net Operating Increase/Year					
Owner Required Capitalization Rate					
Sales Cost Basis (% fees to sell)					
% of Income from Residential Leases					
Rentable Square Feet					
Total Personal Property Value					

# REIA Report: Portfolio Analysis Input Data Sheet

Owner	Address	City / State / Zip	Phone	Email

Property Data	Property #11	Property #12	Property #13	Property #14	Property #15
Street					
City					
State					
Zip					
Zoning Code					
Number of Units					
Assessed Land Value					
Assessed Building Value					
Market Value					
Gross Annual Income (GAI)					
Vacancy					
Additional Non-rental Income					
Yearly Insurance Cost					
Yearly Utility Expenses					
Yearly Maintenance					
Yearly Other Expenses					
Total Real Estate Taxes					
Federal Tax Rate					
State Tax Rate					
Property Management Fees (% of GAI)					
Maintenance Reserves (% of GAI)					
Appreciation Rate					
Net Operating Increase/Year					
Owner Required Capitalization Rate					
Sales Cost Basis (% fees to sell)					
% of Income from Residential Leases					
Rentable Square Feet					
Total Personal Property Value					

# REIA Report: Portfolio Analysis Input Data Sheet

Owner	Address	City / State / Zip	Phone	Email

Property Data	Property #16	Property #17	Property #18	Property #19	Property #20
Street					
City					
State					
Zip					
Zoning Code					
Number of Units					
Assessed Land Value					
Assessed Building Value					
Market Value					
Gross Annual Income (GAI)					
Vacancy					
Additional Non-rental Income					
Yearly Insurance Cost					
Yearly Utility Expenses					
Yearly Maintenance					
Yearly Other Expenses					
Total Real Estate Taxes					
Federal Tax Rate					
State Tax Rate					
Property Management Fees (% of GAI)					
Maintenance Reserves (% of GAI)					
Appreciation Rate					
Net Operating Increase/Year					
Owner Required Capitalization Rate					
Sales Cost Basis (% fees to sell)					
% of Income from Residential Leases					
Rentable Square Feet					
Total Personal Property Value					