



CERTIFIED APARTMENT
MANAGER®

CAM V2 Practice Financial Calculations

Make the following calculations using this information. Be sure to use annual numbers and whole dollars.

Monthly Gross Market Rent:	\$213,418
2.6% Loss to Lease	_____
2% Collection Loss	_____
6.2% Vacancy	_____
8% Other Income	_____
What is the Annual Market Rent (GMR)?	\$ _____
What is the Annual Gross Potential Rent (GPR)?	_____
What is the Total Rent Revenue (TRR)?	\$ _____
What is the Economic Occupancy?	_____ %
How Much is Other Income?	\$ _____
What is the Effective Gross Income (EGI)?	_____
Operating Expenses are 45% of EGI. What is this number?	\$ _____
Debt Service is \$650,000 Reserve for Replacement is \$150,000	_____
What are the Total Property Expenses? (All)	\$ _____
How much is NOI?	\$ _____
What is the amount of Cash Flow?	\$ _____
What is the Cash-on-Cash Return if the Owner invested \$5 million?	_____ %

More Practice!

Your Total Income missed budget by \$10,214. The budget was \$156,016

What percent was the negative variance? (Use one decimal place)

23% of 4,967 is what number? (use whole numbers)

135 is what percent of 367? (use one decimal place)

A property has NOI of \$2,130,287. It contains 369,362 total square feet.



CERTIFIED APARTMENT
MANAGER®

CAM V2 Practice Financial Calculations

What is the NOI per square foot per month? (use dollars and cents) _____

Fill in the following blanks. Use whole dollars and extend percentages to **one decimal place**.

The Property has an annual GPR of	\$2,425,760
What Percent of GPR is Vacancy if it totals \$207,589?	_____ %
What Percent of GPR are Concessions at \$65,223	_____ %
Other Income is 6.2% of GPR. What amount is this?	\$ _____
If the Loss to Lease is 4.2%, what is the Gross Market Rent (GMR)?	_____
Operating expenses are \$992,937. Is this over or under the industry standard of 43% of GPR? What % of GPR are the expenses. (NOTE – This is NOT the Operating Expense Ratio)	OVER _____ UNDER _____ %
What is Effective Gross Income for this Property?	\$ _____
If NOI is \$1,310,408, what is the value of the property using a cap rate of 6.5%?	\$ _____
If the Property has 294 units, what is the value per unit?	\$ _____

More Practice!

There are 344 units at the property. There were 207 move outs last year.
What was last year's turnover rate? _____

The following service requests were completed in the first 5 months:
51, 72, 74, 80, 73. How many may be estimated to be complete for the year? _____

What is the renewal increase percent if the old rent was \$1915 and the new
rent is \$2145? _____

There were 77 visitors to the property last month; 9 of those were returns.
There were 24 leases. What was the closing ratio? _____



CERTIFIED APARTMENT
MANAGER®

CAM V2 Practice Financial Calculations

To reach the goal of 26 leases in the next 30 days, how much traffic is needed with a 29% closing ratio? _____