

jan·a·lyt·ics»

Example: 500 Unit facility, Class B Property, Occupancy Rate at 90%

BEFORE FULL DOOR REPLACEMENT:

AFTER FULL DOOR REPLACEMENT:

INCOME

Income from rents,
Late Fees, Ancillary
Sales, etc.

\$540,000.00

\$594,000.00

One full year after install,
rent increased by 10%

OPERATING EXPENSES

\$189,000.00

\$184,000.00

Saved 10% insurance and
3% repair & maintenance

NOI

\$351,000.00

\$410,000.00

VALUE AT 6.5% CAP RATE

\$5,400,000.00

\$6,307,692.31

NET INCREASE OF VALUE

\$907,692.31

NET INCREASE OF VALUE AFTER CAPITAL COST/DOOR REPLACEMENTS

\$657,692.31

This calculation is an example of the potential benefits to your property associated with Janus's R3 Door Replacement Program. This calculation is not all encompassing and therefore does not address all factors needed to produce an exact and readily definable amount of increased value in connection with the R3 Door Replacement Program. This calculation is an example and not a formula, and should not be relied on as a guarantee when choosing Janus's R3 Door Replacement Program for your property.