

NEF Inc.

Analytical Analysis Sample

All projects selected for Analytical Review Support are required to provide a basic analytical review with explanations and/or support for material variances. Below is a sample template CPAs may utilize.

	<u>12/31/2011</u>	<u>12/31/2010</u>	<u>\$ Variance</u>	<u>% Variance</u>	
Revenue:					
Rental income	480,117	510,187	(30,070)	-5.9%	
Vacancies and concessions	(45,303)	(194,296)	148,993	-76.7%	
Other revenue	26,424	18,400	8,024	43.6%	
Total revenue	<u>461,238</u>	<u>334,291</u>	<u>126,947</u>	<u>38.0%</u>	A
Rental expenses:					
Administrative	93,381	93,178	203	0.2%	
Utilities	51,342	45,499	5,843	12.8%	
Operating and maintenance	47,677	22,469	25,208	112.2%	
Marketing and leasing	4,774	13,425	(8,651)	-64.4%	
Taxes and insurance	124,980	30,303	94,677	312.4%	
Total rental expenses	<u>322,154</u>	<u>204,874</u>	<u>117,280</u>	<u>57.2%</u>	B
Net rental income	<u>139,084</u>	<u>129,417</u>	<u>(9,667)</u>	<u>-7.5%</u>	
Financial income (expense):					
Interest income	2,719	20	2,699	13495.0%	
Interest expense	(175,623)	(304,874)	129,251	-42.4%	
Total financial income (exp)	<u>(172,904)</u>	<u>(304,854)</u>	<u>131,950</u>	<u>-43.3%</u>	C
Income (loss) before other exp	<u>(33,820)</u>	<u>(175,437)</u>	<u>141,617</u>	<u>-80.7%</u>	
Other expenses:					
Management fee	15,000	15,000	-	0.0%	
Asset management fee	5,300	5,300	-	0.0%	
Organizational costs	-	35,931	(35,931)	-100.0%	D
Total other expenses	<u>20,300</u>	<u>56,231</u>	<u>(35,931)</u>	<u>-100.0%</u>	
Depreciation and amortization	385,504	426,284	(40,780)	-9.6%	E
Impairment loss	-	-	-	0.0%	F
Net income (loss)	<u>(54,120)</u>	<u>(231,668)</u>	<u>177,548</u>	<u>-76.6%</u>	

You may evaluate variances by line item total

Total net income(loss) should agree to total per audited financial statements.

Provide supporting documentation for unique transactions or events (i.e. casualty/impairment loss).