

Amenity Impact Calculator [example]

Estimate the impact your outdoor amenities will have on your overall property value.

OUTDOOR AMENITY SPACE BUDGET:

PROJECTED NOI:

CAP RATE:

NOI / CAP RATE = PROPERTY VALUE

/ =

PROJECTED NOI x 5% = AMENITY SHARE OF NOI

x =

PROJECTED NOI - AMENITY SHARE OF NOI / CAP RATE = DIMINISHED PROPERTY VALUE

- / =

PROPERTY VALUE - DIMINISHED PROPERTY VALUE = AMENITY IMPACT

- =

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