

Read Instructions carefully

Question #42

Use the information below to answer the following question.

- 25,000 rentable space
- \$25 rent per square foot
- 8% vacancy and credit losses
- operating expenses (without depreciation or CCA) is 30% of effective gross income
- Asking price is \$750,000
- Property sold for 80% of asking price

What is the buyer's gross income multiplier (GIM)?

- a. 1.20
- b. 1.49
- c. 1.04
- d. 1.30

Question #43

Use the information below to answer the following question.

- 28,000 rentable space
- \$22 rent per square foot
- 10% vacancy and credit losses
- operating expenses (without depreciation or CCA) is 40% of effective gross income
- Asking price is \$800,000
- Property sold for 75% of asking price

What is the seller's expected net income multiplier (NIM)?

- a. 2.21
- b. 1.80
- c. 1.44
- d. 2.41