



# MASS Ratio Details

Run Date: 12/11/2013 4:47:18 PM

**Organization (Project):**  
**CA010000001**

**Submission Type:**  
**Audited/A-133**

**Overall Score:**  
**13.00**

Occupancy Details		
Score: 8.00		Value: 0.95750
Formula: Unit Months Lease/Unit Months Available 111210/11190		
Line Item	Description	Amount
<b><u>Numerator</u></b>		
11210	Unit Months Leased	1,149
<b><u>Denominator</u></b>		
11190	Unit Months Available	1,200

Tenant Accounts Receivable Details		
Score: 0.00		Value: 0.10070
Formula: Accounts Receivable/Net Tenant Rental Revenue 126/70500		
Line Item	Description	Amount
<b><u>Numerator</u></b>		
126	Accounts Receivable -Tenant	32,168
<b><u>Denominator</u></b>		
70500	Net Tenant Rental Revenue	319,431

Accounts Payable Details		
Score: 4.00		Value: 0.34246
Formula: Accounts Payable/Total Monthly Operating Expenses (312+313)/(96900/12)		
Line Item	Description	Amount

<b>Numerator</b>		
312	Accounts Payable less than ninety days	19,539
313	Accounts Payable greater ninety days	
<b>Sub-Total</b>		19,539
<b>Denominator</b>		
96900	Total Operating Expenses	684,659

<b>Neighborhood Environment Details</b>		
Score: 0.00		Value: 29.35000
Formula: Poverty Rate for a Census Tract		
<b>Line Item</b>	<b>Description</b>	<b>Amount</b>
Census Tract	Obtained from PIC Building Entrance	3790.00
FIPS Country Code	Obtained from PIC Building Entrance	013
State Code	Obtained from PIC Building Entrance	CA

<b>Physical Condition Details</b>		
Score: 1.00		Value: 69.99612
Formula: Project age in years		
<b>Line Item</b>	<b>Description</b>	<b>Amount</b>
DOFA	Date of First Occupancy obtained from PIC	7/1/1942

**Organization (Project):**  
**CA01000002**

**Submission Type:**  
**Audited/A-133**

**Overall Score:**  
**5.00**

Occupancy Details		
Score: 0.00		Value: 0.87136
Formula: Unit Months Lease/Unit Months Available 111210/11190		
Line Item	Description	Amount
<b><u>Numerator</u></b>		
11210	Unit Months Leased	1,558
<b><u>Denominator</u></b>		
11190	Unit Months Available	1,788

Tenant Accounts Receivable Details		
Score: 0.00		Value: 0.08397
Formula: Accounts Receivable/Net Tenant Rental Revenue 126/70500		
Line Item	Description	Amount
<b><u>Numerator</u></b>		
126	Accounts Receivable -Tenant	34,459
<b><u>Denominator</u></b>		
70500	Net Tenant Rental Revenue	410,355

Accounts Payable Details		
Score: 4.00		Value: 0.35554
Formula: Accounts Payable/Total Monthly Operating Expenses (312+313)/(96900/12)		
Line Item	Description	Amount

<b>Numerator</b>		
312	Accounts Payable less than ninety days	37,739
313	Accounts Payable greater ninety days	
<b>Sub-Total</b>		<b>37,739</b>
<b>Denominator</b>		
96900	Total Operating Expenses	1,273,742

<b>Neighborhood Environment Details</b>		
Score: 0.00		Value: 23.83000
Formula: Poverty Rate for a Census Tract		
<b>Line Item</b>	<b>Description</b>	<b>Amount</b>
Census Tract	Obtained from PIC Building Entrance	3760.00
FIPS Country Code	Obtained from PIC Building Entrance	013
State Code	Obtained from PIC Building Entrance	CA

<b>Physical Condition Details</b>		
Score: 1.00		Value: 46.49612
Formula: Project age in years		
<b>Line Item</b>	<b>Description</b>	<b>Amount</b>
DOFA	Date of First Occupancy obtained from PIC	1/1/1966

**Organization (Project):**  
**CA01000003**

**Submission Type:**  
**Audited/A-133**

**Overall Score:**  
**9.00**

Occupancy Details		
Score: 4.00		Value: 0.92960
Formula: Unit Months Lease/Unit Months Available 111210/11190		
Line Item	Description	Amount
<b><u>Numerator</u></b>		
11210	Unit Months Leased	647
<b><u>Denominator</u></b>		
11190	Unit Months Available	696

Tenant Accounts Receivable Details		
Score: 0.00		Value: 0.06973
Formula: Accounts Receivable/Net Tenant Rental Revenue 126/70500		
Line Item	Description	Amount
<b><u>Numerator</u></b>		
126	Accounts Receivable -Tenant	14,391
<b><u>Denominator</u></b>		
70500	Net Tenant Rental Revenue	206,368

Accounts Payable Details		
Score: 4.00		Value: 0.59294
Formula: Accounts Payable/Total Monthly Operating Expenses (312+313)/(96900/12)		
Line Item	Description	Amount

<b>Numerator</b>		
312	Accounts Payable less than ninety days	24,650
313	Accounts Payable greater ninety days	
<b>Sub-Total</b>		24,650
<b>Denominator</b>		
96900	Total Operating Expenses	498,874

<b>Neighborhood Environment Details</b>		
Score: 0.00		Value: 23.28000
Formula: Poverty Rate for a Census Tract		
<b>Line Item</b>	<b>Description</b>	<b>Amount</b>
Census Tract	Obtained from PIC Building Entrance	3820.00
FIPS Country Code	Obtained from PIC Building Entrance	013
State Code	Obtained from PIC Building Entrance	CA

<b>Physical Condition Details</b>		
Score: 1.00		Value: 35.66667
Formula: Project age in years		
<b>Line Item</b>	<b>Description</b>	<b>Amount</b>
DOFA	Date of First Occupancy obtained from PIC	10/31/1976

**Organization (Project):**  
**CA010000004**

**Submission Type:**  
**Audited/A-133**

**Overall Score:**  
**16.00**

Occupancy Details		
Score: 12.00		Value: 0.96259
Formula: Unit Months Lease/Unit Months Available 111210/11190		
Line Item	Description	Amount
<b><u>Numerator</u></b>		
11210	Unit Months Leased	1,132
<b><u>Denominator</u></b>		
11190	Unit Months Available	1,176

Tenant Accounts Receivable Details		
Score: 0.00		Value: 0.12316
Formula: Accounts Receivable/Net Tenant Rental Revenue 126/70500		
Line Item	Description	Amount
<b><u>Numerator</u></b>		
126	Accounts Receivable -Tenant	41,943
<b><u>Denominator</u></b>		
70500	Net Tenant Rental Revenue	340,561

Accounts Payable Details		
Score: 4.00		Value: 0.39210
Formula: Accounts Payable/Total Monthly Operating Expenses (312+313)/(96900/12)		
Line Item	Description	Amount



<b>Numerator</b>		
312	Accounts Payable less than ninety days	24,596
313	Accounts Payable greater ninety days	
<b>Sub-Total</b>		24,596
<b>Denominator</b>		
96900	Total Operating Expenses	752,739

<b>Neighborhood Environment Details</b>		
Score: 0.00		Value: 23.83000
Formula: Poverty Rate for a Census Tract		
<b>Line Item</b>	<b>Description</b>	<b>Amount</b>
Census Tract	Obtained from PIC Building Entrance	3760.00
FIPS Country Code	Obtained from PIC Building Entrance	013
State Code	Obtained from PIC Building Entrance	CA

<b>Physical Condition Details</b>		
Score: 0.00		Value: 24.58333
Formula: Project age in years		
<b>Line Item</b>	<b>Description</b>	<b>Amount</b>
DOFA	Date of First Occupancy obtained from PIC	11/30/1987

**Organization (Project):**  
**CA01000005**

**Submission Type:**  
**Audited/A-133**

**Overall Score:**  
**16.00**

Occupancy Details		
Score: 12.00		Value: 0.97183
Formula: Unit Months Lease/Unit Months Available 111210/11190		
Line Item	Description	Amount
<b><u>Numerator</u></b>		
11210	Unit Months Leased	1,656
<b><u>Denominator</u></b>		
11190	Unit Months Available	1,704

Tenant Accounts Receivable Details		
Score: 0.00		Value: 0.07829
Formula: Accounts Receivable/Net Tenant Rental Revenue 126/70500		
Line Item	Description	Amount
<b><u>Numerator</u></b>		
126	Accounts Receivable -Tenant	34,727
<b><u>Denominator</u></b>		
70500	Net Tenant Rental Revenue	443,591

Accounts Payable Details		
Score: 4.00		Value: 0.25818
Formula: Accounts Payable/Total Monthly Operating Expenses (312+313)/(96900/12)		
Line Item	Description	Amount

<b>Numerator</b>		
312	Accounts Payable less than ninety days	23,387
313	Accounts Payable greater ninety days	
<b>Sub-Total</b>		<b>23,387</b>
<b>Denominator</b>		
96900	Total Operating Expenses	1,087,007

<b>Neighborhood Environment Details</b>		
Score: 0.00		Value: 15.26000
Formula: Poverty Rate for a Census Tract		
<b>Line Item</b>	<b>Description</b>	<b>Amount</b>
Census Tract	Obtained from PIC Building Entrance	3740.00
FIPS Country Code	Obtained from PIC Building Entrance	013
State Code	Obtained from PIC Building Entrance	CA

<b>Physical Condition Details</b>		
Score: 0.00		Value: 26.16667
Formula: Project age in years		
<b>Line Item</b>	<b>Description</b>	<b>Amount</b>
DOFA	Date of First Occupancy obtained from PIC	4/30/1986