

**Level II**  
**Class Problem # 10**  
**Overall Capitalization Rate From the Market**

Property	EGI	Total Exp. And RR	Sale Price
Riverton SC	\$469,775	\$150,330	\$2,778,000
Eagle Ridge SC	\$392,440	\$129,500	\$2,307,000
Chatham SC	\$518,760	\$166,000	\$3,065,000
Hyde Park SC	\$318,780	\$98,820	\$1,895,000

Calculate an overall capitalization rate.

**Level II**  
**Class Problem # 10 Answer**  
**Overall Capitalization Rate From the Market**

Calculate an overall capitalization rate.

Property	EGI	Total Exp. and RR	NOI	Sale Price	OAR
Riverton SC	\$469,775	\$150,330	\$319,445	\$2,778,000	11.5%
Eagle Ridge SC	\$392,440	\$129,500	\$262,940	\$2,307,000	11.4%
Chatham SC	\$518,760	\$166,000	\$352,760	\$3,065,000	11.5%
Hyde Park SC	\$318,780	\$98,820	\$219,960	\$1,895,000	11.6%

The Overall Capitalization Rate is:

11.5%