

**Charter Township of Shelby  
Assessing Department**

**Apartment Rate Guidelines (2017)(ECF 207)(Revised 1-30-2017)**

**Market Rent Information**

<u>Complex Type</u>	<u>Complex Age (Years)</u>	<u>Bedroom(s)</u>	<u>Rent/Month</u>
Apartment	0-19	1	\$817
Apartment	0-19	2	\$1,187
Apartment	0-19	3	\$1,570
Apartment	20-39	1	\$762
Apartment	20-39	2	\$902
Apartment	20-39	3	\$1,089
Apartment	40+	1	\$577
Apartment	40+	2	\$734
Apartment	40+	3	\$1,014

**Vacancy & Collection Loss Information**

<u>Complex Type</u>	<u>Vacancy Rate</u>	<u>Collection Loss</u>	<u>Vac &amp; C/L Rate</u>
Apartments (47)	2.03%	2.00%	4.0%
Senior Facilities (1)	1.47%	2.00%	3.5%
Mobile Home Parks (3)	3.42%	2.00%	5.4%

**Operating Expense Information**

<u>Complex Type</u>	<u>Complex Age (Years)</u>	<u>Operating Expenses</u>
Apartment	0-19	42.0%
Apartment	20-39	46.0%
Apartment	40+	50.0%
Senior Facility	0+	80.0%
Mobile Homes	0+	30.0%

**Direct Capitalization Rate Information**

<u>Complex Type</u>	<u>Number of Units</u>	<u>Direct Cap Rate</u>
Apartment	0-19	8.0%
Apartment	20-49	8.5%
Apartment	50-99	9.0%
Apartment	100-199	9.5%
Apartment	200+	10.0%
Senior Facility	0+	10.0%
Mobile Home Park	0+	10.0%

**Effective Tax Rate Information**

<u>School District</u>	<u>2016 Non-PRE MR</u>	<u>Effective Tax Rate</u>
Rochester	50.0734	2.50%
Romeo	48.3695	2.42%
Utica Community	47.3159	2.37%

**Rent Calculation Guidelines**

<u>Complex Type</u>	<u>Actual Rent</u>	<u>Use</u>
Apartment	Not Known	Market Rent
Apartment	Less Than Market Rent	Actual Rent
Apartment	More Than Market Rent	Market Rent
Senior Facility & MHP	Known	Actual Rent