

NOI Categorized Master Library (v1)

Derived from All Projects Unit Mix and Budgets

Category Overview

- **Bucket 1:** Project NOI Profiles (Current Operations)
- **Bucket 2:** Property Buy / Property NOI Takeout Package
- **Bucket 3:** Variance & Control Monitoring

Bucket 1 — Project NOI Profiles

1. Villas on Turtle Creek (150 Units)

- https://files.187.124.227.42.nip.io/files/NOI_Project_Villas_on_Turtle_Creek_150_v1.pdf

2. Rogers 150 Units (Variance to Target)

- https://files.187.124.227.42.nip.io/files/NOI_Project_Rogers_150_Variance_v1.pdf

Bucket 2 — Property Buy / NOI Takeout Package

- https://files.187.124.227.42.nip.io/files/NOI_Bucket_2_Property_Buy_and_Takeout_Package_v1.pdf

Use this as the lender-ready standard bucket for each property acquisition/refi/takeout.

Bucket 3 — Variance & Control Monitoring

- Monthly current vs target variance by GL
- NOI bridge and recovery tracking
- Owner-assigned corrective actions

(Primary reference currently embedded in Rogers variance profile.)

Governance Note

This categorized NOI library is an add-on working library.

Homebase categorized master remains unchanged.