

Owner NOI Worksheet — one property

You fill this in from your own rent roll, care records, payroll and general ledger. SeniorCRE supplies no amounts here. Nothing on this sheet is a measured result: no operator runs SeniorCRE in operator production, no third-party integration is live in operator production, and no operator outcome is claimed or independently validated.

Blue figures are yours to change. Black figures are formulas. Lines 9 and 10 are intentionally blank — commercial terms are not published and are provided under NDA in a written quote scoped to the portfolio.

Line	Description	Units / basis	Amount	Your source (system, report, period)
The property — as you carry it today				
1	Units in the community	units	100	Rent roll
2	Average monthly rent per occupied unit	\$ / unit / month	\$5,000	Rent roll
3	Revenue occupancy, on one declared definition	% of units	89.9%	Name the system you treat as authoritative
4	Annual resident revenue	\$ / year	\$5,394,000	Calculated: line 1 x line 2 x line 3 x 12
The governed lines — annual effect at this property				
5	Care revenue billed in period at the reassessed acuity level	\$ / year		Care records vs. billed level, last 12 months
6	Care hours no longer staffed against beds nobody has moved into	\$ / year		Schedule vs. move-in dates, last 12 months
7	Agency and overtime premium above the governed plan	\$ / year		Payroll register, last 12 months
8	Net effect on property NOI	\$ / year	-	Calculated: lines 5 + 6 + 7
Commercial terms — not published				
9	Annual cost of the platform at this property	under NDA		Provided in a written quote scoped to the portfolio
10	Months to recover that cost from line 8	under NDA		Calculated once line 9 is stated in the quote
The coverage test — line 11				
i	Annual debt service at this property	\$ / year	\$1,200,000	Loan agreement / lender statement
ii	Trailing twelve-month NOI, as reported today	\$ / year	\$1,560,000	Property operating statement
11	Debt service coverage — as reported today	x	1.30x	Calculated: trailing NOI / annual debt service
11a	Debt service coverage — with line 8 applied	x	1.30x	Calculated: (trailing NOI + line 8) / annual debt service

Notes

What SeniorCRE supplies is not an amount. For each figure above you declare what it means, which system carries authority for it, and how a difference between systems is closed — kept with the author, the date and a trail back to the rows underneath.

Lines 5 through 7 are the three places money leaves the building before it reaches a financial statement: care reassessed and billed at the old level, hours staffed against a signed deposit rather than a governed census, and premium labour spent before the pay period is reconciled.

Two occupancy readings can both be valid. Operational occupancy and revenue occupancy answer different questions; the worksheet asks only that you declare which one governs this line.

Line 11 is division, not evidence. Replace the debt service and trailing NOI with this property's own figures and the arithmetic answers for this property instead of the illustration.

Commercial terms are not published: no price, no rate basis, no discount schedule, no implementation percentage. Lines 9 and 10 are filled in from a written quote under NDA.

Legend

Blue = your input. Black = formula. Yellow = provided under NDA in a written quote.