

**907 CAROLINE STREET
15 YEAR PRO-FORMA**

5 Units FIFTEEN (15) YEAR OPERATING PROFORMA															
INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Gross Rental Income	66,000	67,320	68,666	70,040	71,441	72,869	74,327	75,813	77,330	78,876	80,454	82,063	83,704	85,378	87,086
Other Income	1,320	1,346	1,373	1,401	1,429	1,457	1,487	1,516	1,547	1,578	1,609	1,641	1,674	1,708	1,742
SUBTOTAL	67,320	68,666	70,040	71,441	72,869	74,327	75,813	77,330	78,876	80,454	82,063	83,704	85,378	87,086	88,827
Minus Vacancy (2%)	(1,346)	(1,373)	(1,401)	(1,429)	(1,457)	(1,487)	(1,516)	(1,547)	(1,578)	(1,609)	(1,641)	(1,674)	(1,708)	(1,742)	(1,777)
(A) Income	65,974	67,293	68,639	70,012	71,412	72,840	74,297	75,783	77,299	78,845	80,421	82,030	83,670	85,344	87,051
OPERATING EXPENSES															
Payroll	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utilities	1,200	1,260	1,323	1,389	1,459	1,532	1,608	1,689	1,773	1,862	1,955	2,052	2,155	2,263	2,376
Grounds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repairs & Maintenance	12,000	12,600	13,230	13,892	14,586	15,315	16,081	16,885	17,729	18,616	19,547	20,524	21,550	22,628	23,759
Advertising/Marketing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Administrative	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fees - 10%	6,597	6,729	6,864	7,001	7,141	7,284	7,430	7,578	7,730	7,884	8,042	8,203	8,367	8,534	8,705
Pest Control	1,200	1,260	1,323	1,389	1,459	1,532	1,608	1,689	1,773	1,862	1,955	2,052	2,155	2,263	2,376
Insurance	6,400	6,720	7,056	7,409	7,779	8,168	8,577	9,005	9,456	9,929	10,425	10,946	11,493	12,068	12,672
Replacement Reserve	600	630	662	695	729	766	804	844	886	931	977	1,026	1,078	1,131	1,188
(B) EXPENSES	27,997	29,199	30,457	31,774	33,153	34,596	36,108	37,690	39,347	41,083	42,900	44,804	46,798	48,887	51,076
Expense per unit	5,599	5,840	6,091	6,355	6,631	6,919	7,222	7,538	7,869	8,217	8,580	8,961	9,360	9,777	10,215
NET OPERATING INCOME															
(A) Income	65,974	67,293	68,639	70,012	71,412	72,840	74,297	75,783	77,299	78,845	80,421	82,030	83,670	85,344	87,051
(B) Expenses	(27,997)	(29,199)	(30,457)	(31,774)	(33,153)	(34,596)	(36,108)	(37,690)	(39,347)	(41,083)	(42,900)	(44,804)	(46,798)	(48,887)	(51,076)
NET OPERATING INCOME	37,976	38,094	38,182	38,237	38,259	38,244	38,189	38,093	37,951	37,762	37,521	37,226	36,872	36,457	35,975
DEBT SERVICE COVERAGE															
(A) Net Operating Income	37,976	38,094	38,182	38,237	38,259	38,244	38,189	38,093	37,951	37,762	37,521	37,226	36,872	36,457	35,975
(B) Annual Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(C) NET INCOME	37,976	38,094	38,182	38,237	38,259	38,244	38,189	38,093	37,951	37,762	37,521	37,226	36,872	36,457	35,975

SCHEDULE OF RENTAL/OTHER INCOME				
@ 50% Median Income	# Units	Rents	Total	Annual Income
Unit Type				
1BR-1BA				
2BR-2BA				
3BR-2BA				

SCHEDULE OF DEBT SERVICE		
1st Mortgage Amt.	Mo. P & I	
\$1,000,000	\$4,774	
ANNUAL DEBT SERVICE		57,290
First Mortgage Assumption:		
Rate:	4.00%	

ASSUMPTIONS:		
a. Annual Rental Increase:		2%
b. Vacancy -2% of gross p		2%
c. Annual Expense Increas		5%
d. Management Expense		10%
e. Replacement Reserve:	\$150/unit	Yrs 1-15

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Constant: 0.0573
Term: 30 years

Subtotal				
@ 65% Median Income				
Unit Type	# Units	Rents	Total	Annual Income
1BR-1BA				
2BR-2BA				
3BR-2BA				
Subtotal				
@ 80% Median Income (Low)				
Unit Type	# Units	Rents	Total	Annual Income
1BR-1BA	4	\$1,375	\$5,500	\$66,000
2BR-2BA			\$0	\$0
2BR-2BA			\$0	\$0
Subtotal	4		\$5,500	\$66,000
TOTAL	4		\$5,500	\$66,000
Miscellaneous Income @ 2%			\$1,320	
TOTAL OTHER INCOME				\$1,320
TOTAL INCOME				\$67,320

TOTAL ANNUAL DEBT SERVICE:

57,290