

Pro-Forma Components – Apartment Property

Historical and projected operating cash flows tab

		<i>Elapsed Year</i>					
		1	2	3	4	5	
<i>Economic Occupancy %</i>		95.0%	96.0%	97.0%	97.0%	97.0%	
	Total <i>(Excluding Residual Year)</i>	TTM Actuals (Enter all as positive values)					
GROSS INCOME							
Gross Potential Rent	\$11,688,060	\$1,000,000	1,067,430	1,088,779	1,110,554	1,132,765	1,155,421
Vacancy Loss - Renovation/Down Units	(\$203,228)	\$25,000	(86,729)	(74,854)	(41,646)	0	0
Renovated Unit Rent Premium	\$1,351,661	\$40,000	24,305	99,166	132,457	147,389	150,337
Prepay Income	\$133,785	\$12,000	12,000	12,485	12,734	12,989	13,249
Other Month's Rent	\$55,744	\$5,000	5,000	5,202	5,306	5,412	5,520
Loss to Lease	(\$69,221)	\$7,500	(10,674)	(10,888)	(5,533)	(5,664)	(5,777)
TOTAL MINIMUM RENT	\$12,956,800	\$1,024,500	\$1,011,332	\$1,119,890	\$1,213,854	\$1,292,892	\$1,318,750
Vacancy Loss	(\$420,130)	\$45,000	(50,567)	(44,796)	(36,416)	(38,787)	(39,562)
Non-Revenue Unit(s)	(\$292,202)	\$12,000	(26,686)	(27,219)	(27,764)	(28,319)	(28,886)
Rental, Non-Recurring & Other Concessions	(\$149,795)	\$12,500	(30,340)	(11,199)	(12,139)	(12,929)	(13,187)
EFFECTIVE RENTAL INCOME	\$12,094,674	\$955,000	\$903,740	\$1,036,676	\$1,137,536	\$1,212,857	\$1,237,114
Other Income	\$172,248	\$15,000	15,450	16,074	16,396	16,724	17,058
Passsthroughs	\$0	\$0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$12,196,746	\$961,000	\$910,153	\$1,042,384	\$1,148,244	\$1,223,516	\$1,247,987
OPERATING EXPENSES							
Utilities	(\$743,798)	\$65,000	(66,788)	(68,370)	(69,991)	(71,650)	(73,348)
Payroll Expenses	(\$743,798)	\$65,000	(66,788)	(68,370)	(69,991)	(71,650)	(73,348)
General & Administrative	(\$171,646)	\$15,000	(15,413)	(15,778)	(16,152)	(16,535)	(16,926)
Marketing and Advertising	(\$57,215)	\$5,000	(5,138)	(5,259)	(5,384)	(5,512)	(5,642)
Contract Maintenance	(\$17,165)	\$1,500	(1,541)	(1,578)	(1,615)	(1,653)	(1,693)
Turnover Costs	(\$28,608)	\$2,500	(2,569)	(2,630)	(2,692)	(2,756)	(2,821)
Repairs and Maintenance	(\$171,646)	\$15,000	(15,413)	(15,778)	(16,152)	(16,535)	(16,926)
Insurance	(\$572,152)	\$50,000	(51,375)	(52,593)	(53,839)	(55,115)	(56,421)
Licenses/Permits/Other	(\$143,038)	\$12,500	(12,844)	(13,148)	(13,460)	(13,779)	(14,105)
Real Estate Taxes	(\$109,970)	\$10,000	(10,275)	(10,429)	(10,586)	(10,744)	(10,906)
Management Fees	(\$286,076)	\$25,000	(25,688)	(26,296)	(26,920)	(27,558)	(28,211)
Replacement Reserve	(\$228,861)	\$20,000	(20,550)	(21,037)	(21,536)	(22,046)	(22,568)
TOTAL EXPENSES & RE TAXES	(\$3,202,896)	\$286,500	(\$293,125)	(\$296,130)	(\$301,431)	(\$307,842)	(\$315,044)
NET OPERATING INCOME	\$8,993,851	\$674,500	\$617,028	\$746,253	\$846,813	\$915,674	\$932,942
Capital Expenditures	(\$8,913)	\$0	(8,913)	0	0	0	0
Tenant Buyout	\$0	\$0	0	0	0	0	0
Unit Renovation Cost	(\$305,129)	\$0	(145,000)	(97,252)	(62,878)	0	0
Asset Management Fee	(\$243,935)	\$0	(18,203)	(20,848)	(22,965)	(24,470)	(24,960)
OPERATING CASH FLOW	\$8,749,565		\$598,475	\$725,405	\$823,848	\$891,204	\$907,983