

**INCOME AND EXPENSE ASSUMPTIONS**

**RealData Centre**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<b>INCOME</b>										
Use Gross Scheduled Rent Income from	both Residential and Unit-by-Unit Income Summaries									
	164,927	196,211	201,578	204,144	205,414	206,620	208,012	209,442	210,911	212,420
Override Gross Scheduled Income										
from the row above	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.
Other Income	1,000.	0.03	0.	0.	0.	0.	0.	0.	0.	0.
Other Income #2	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.
<b>VACANCY &amp; CREDIT ALLOWANCE</b>	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
<b>EXPENSES</b>										
Accounting	1,500.00	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Advertising	700.00	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Insurance (fire and liability)	4,500.00	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Janitorial Service	3,000.00	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
Lawn/Snow	500.00	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Legal	3,000.00	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Licenses	0.00	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Miscellaneous	500.00	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Property Management	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Repairs and Maintenance	7,800.00	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06
Resident Superintendent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Supplies	600.00	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Taxes										
Real Estate	8,750.00	10,500.00	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Personal Property	0.00	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Payroll	0.00	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Other Taxes	0.00	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Trash Removal	1,000.00	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Utilities										
Electricity	850.00	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
Fuel Oil	0.00	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Gas	0.00	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Sewer and Water	1,100.00	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Telephone	0.00	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Other Utilities	0.00	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02

**INCOME AND EXPENSE ASSUMPTIONS**

**RealData Centre**

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>INCOME</b>										
Use Gross Scheduled Rent Income from both Residential and Unit-by-Unit Income Summaries	213,970	215,562	217,199	218,880	220,608	222,384	224,210	226,086	228,015	229,999
Override Gross Scheduled Income										
from the row above	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.
Other Income	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.
Other Income #2	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.
<b>VACANCY &amp; CREDIT ALLOWANCE</b>	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.00
<b>EXPENSES</b>										
Accounting	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Advertising	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Insurance (fire and liability)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Janitorial Service	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
Lawn/Snow	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Legal	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Licenses	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Miscellaneous	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Property Management	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Repairs and Maintenance	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06
Resident Superintendent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Supplies	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Taxes										
Real Estate	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Personal Property	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Payroll	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Other Taxes	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Trash Removal	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Utilities										
Electricity	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
Fuel Oil	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Gas	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Sewer and Water	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Telephone	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Other Utilities	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02