

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
INCOME	This report created with a demonstration version of REIA									
Gross Scheduled Income (Combined)	152,625	186,516	199,343	206,944	217,228	221,829	224,910	227,380	231,714	233,796
Miscellaneous Income	833	1,030	0	0	0	0	0	0	0	0
Miscellaneous Income #2	0	0	0	0	0	0	0	0	0	0
TOTAL GROSS INCOME	153,458	187,546	199,343	206,944	217,228	221,829	224,910	227,380	231,714	233,796
VACANCY & CREDIT ALLOWANCE	4,604	5,626	5,980	6,208	6,517	6,655	6,747	6,821	6,951	7,014
GROSS OPERATING INCOME	148,855	181,920	193,363	200,736	210,711	215,174	218,162	220,558	224,763	226,782
OPERATING EXPENSES										
Accounting	1,250	1,530	1,561	1,592	1,624	1,656	1,689	1,723	1,757	1,793
Advertising	583	714	728	743	758	773	788	804	820	837
Insurance (fire and liability)	3,750	4,680	4,867	5,062	5,264	5,475	5,694	5,922	6,159	6,405
Janitorial Service	2,500	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
Lawn/Snow	417	510	520	531	541	552	563	574	586	598
Legal	2,500	3,060	3,121	3,184	3,247	3,312	3,378	3,446	3,515	3,585
Miscellaneous	417	510	520	531	541	552	563	574	586	598
Property Management	5,954	7,277	7,735	8,029	8,428	8,607	8,726	8,822	8,991	9,071
Repairs and Maintenance	6,500	8,268	8,516	8,772	9,035	9,306	9,585	9,872	10,169	10,474
Supplies	500	618	637	656	675	696	716	738	760	783
Taxes - Real Estate	7,292	10,500	10,920	11,357	11,811	12,284	12,775	13,286	13,817	14,370
Trash Removal	833	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195
Utilities - Electricity	708	876	902	929	957	985	1,015	1,045	1,077	1,109
Utilities - Sewer and Water	917	1,144	1,190	1,237	1,287	1,338	1,392	1,448	1,505	1,566
TOTAL OPERATING EXPENSES	34,121	43,796	45,439	46,960	48,627	50,118	51,594	53,093	54,713	56,296
NET OPERATING INCOME	114,734	138,123	147,924	153,775	162,084	165,056	166,568	167,465	170,049	170,486

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
INCOME	This report created with a demonstration version of REIA									
Gross Scheduled Income (Combined)	235,346	236,939	238,575	240,257	241,985	243,761	245,586	247,463	249,392	251,376
Miscellaneous Income	0	0	0	0	0	0	0	0	0	0
Miscellaneous Income #2	0	0	0	0	0	0	0	0	0	0
TOTAL GROSS INCOME	235,346	236,939	238,575	240,257	241,985	243,761	245,586	247,463	249,392	251,376
VACANCY & CREDIT ALLOWANCE	7,060	7,108	7,157	7,208	7,260	7,313	7,368	7,424	7,482	7,541
GROSS OPERATING INCOME	228,286	229,831	231,418	233,049	234,725	236,448	238,219	240,039	241,910	243,834
OPERATING EXPENSES										
Accounting	1,828	1,865	1,902	1,940	1,979	2,019	2,059	2,100	2,142	2,185
Advertising	853	870	888	906	924	942	961	980	1,000	1,020
Insurance (fire and liability)	6,661	6,928	7,205	7,493	7,793	8,104	8,428	8,766	9,116	9,481
Janitorial Service	4,032	4,153	4,277	4,406	4,538	4,674	4,814	4,959	5,107	5,261
Lawn/Snow	609	622	634	647	660	673	686	700	714	728
Legal	3,657	3,730	3,805	3,881	3,958	4,038	4,118	4,201	4,285	4,370
Miscellaneous	609	622	634	647	660	673	686	700	714	728
Property Management	9,131	9,193	9,257	9,322	9,389	9,458	9,529	9,602	9,676	9,753
Repairs and Maintenance	10,788	11,112	11,445	11,788	12,142	12,506	12,881	13,268	13,666	14,076
Supplies	806	831	855	881	908	935	963	992	1,021	1,052
Taxes - Real Estate	14,945	15,543	16,164	16,811	17,483	18,183	18,910	19,666	20,453	21,271
Trash Removal	1,219	1,243	1,268	1,294	1,319	1,346	1,373	1,400	1,428	1,457
Utilities - Electricity	1,142	1,177	1,212	1,248	1,286	1,324	1,364	1,405	1,447	1,490
Utilities - Sewer and Water	1,628	1,693	1,761	1,832	1,905	1,981	2,060	2,143	2,228	2,318
TOTAL OPERATING EXPENSES	57,911	59,580	61,308	63,094	64,943	66,855	68,834	70,881	72,999	75,191
NET OPERATING INCOME	170,375	170,250	170,110	169,955	169,782	169,593	169,385	169,158	168,911	168,644