

**PROJECTED INCOME AND EXPENSES, in total dollars, basic and commercial combined**  
**The RealData Building**

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>INCOME</b>										
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
<b>TOTAL GROSS INCOME</b>	<b>153,458</b>	<b>187,546</b>	<b>199,343</b>	<b>206,944</b>	<b>217,228</b>	<b>221,829</b>	<b>224,910</b>	<b>227,380</b>	<b>231,714</b>	<b>233,796</b>
<b>VACANCY &amp; CREDIT ALLOWANCE</b>	<b>4,604</b>	<b>5,626</b>	<b>5,980</b>	<b>6,208</b>	<b>6,517</b>	<b>6,655</b>	<b>6,747</b>	<b>6,821</b>	<b>6,951</b>	<b>7,014</b>
<b>GROSS OPERATING INCOME</b>	<b>148,855</b>	<b>181,920</b>	<b>193,363</b>	<b>200,736</b>	<b>210,711</b>	<b>215,174</b>	<b>218,162</b>	<b>220,558</b>	<b>224,763</b>	<b>226,782</b>
<b>OPERATING EXPENSES</b>										
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
<b>TOTAL OPERATING EXPENSES</b>	<b>34,121</b>	<b>43,796</b>	<b>45,439</b>	<b>46,960</b>	<b>48,627</b>	<b>50,118</b>	<b>51,594</b>	<b>53,093</b>	<b>54,713</b>	<b>56,296</b>
<b>NET OPERATING INCOME</b>	<b>114,734</b>	<b>138,123</b>	<b>147,924</b>	<b>153,775</b>	<b>162,084</b>	<b>165,056</b>	<b>166,568</b>	<b>167,465</b>	<b>170,049</b>	<b>170,486</b>

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	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>INCOME</b>										
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
<b>TOTAL GROSS INCOME</b>	<b>235,346</b>	<b>236,939</b>	<b>238,575</b>	<b>240,257</b>	<b>241,985</b>	<b>243,761</b>	<b>245,586</b>	<b>247,463</b>	<b>249,392</b>	<b>251,376</b>
<b>VACANCY &amp; CREDIT ALLOWANCE</b>	<b>7,060</b>	<b>7,108</b>	<b>7,157</b>	<b>7,208</b>	<b>7,260</b>	<b>7,313</b>	<b>7,368</b>	<b>7,424</b>	<b>7,482</b>	<b>7,541</b>
<b>GROSS OPERATING INCOME</b>	<b>228,286</b>	<b>229,831</b>	<b>231,418</b>	<b>233,049</b>	<b>234,725</b>	<b>236,448</b>	<b>238,219</b>	<b>240,039</b>	<b>241,910</b>	<b>243,834</b>
<b>OPERATING EXPENSES</b>										
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
<b>TOTAL OPERATING EXPENSES</b>	<b>57,911</b>	<b>59,580</b>	<b>61,308</b>	<b>63,094</b>	<b>64,943</b>	<b>66,855</b>	<b>68,834</b>	<b>70,881</b>	<b>72,999</b>	<b>75,191</b>
<b>NET OPERATING INCOME</b>	<b>170,375</b>	<b>170,250</b>	<b>170,110</b>	<b>169,955</b>	<b>169,782</b>	<b>169,593</b>	<b>169,385</b>	<b>169,158</b>	<b>168,911</b>	<b>168,644</b>