

Projected Income and Expenses, in Total Dollars

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
INCOME										
Gross Scheduled Rent Income	177,000	180,540	184,151	187,834	191,590	195,422	199,331	203,317	207,384	211,531
Coin Laundry Income	500	515	530	546	563	580	597	615	633	652
Other Income	0	0	0	0	0	0	0	0	0	0
TOTAL GROSS INCOME	177,500	181,055	184,681	188,380	192,153	196,002	199,928	203,932	208,017	212,184
VACANCY & CREDIT ALLOWANCE	14,200	9,053	9,234	9,419	9,608	9,800	9,996	10,197	10,401	10,609
GROSS OPERATING INCOME	163,300	172,002	175,447	178,961	182,546	186,202	189,931	193,736	197,616	201,575
EXPENSES										
Janitorial Service	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700
Property Management	12,390	12,638	12,891	13,148	13,411	13,680	13,953	14,232	14,517	14,807
Taxes										
Real Estate	8,200	8,446	8,699	8,960	9,229	9,506	9,791	10,085	10,388	10,699
Utilities										
Electricity	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Fuel Oil	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700
Sewer and Water	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
TOTAL EXPENSES	38,690	39,184	39,690	40,209	40,741	41,286	41,844	42,417	43,004	43,606
NET OPERATING INCOME	124,610	132,818	135,757	138,752	141,805	144,916	148,087	151,319	154,612	157,968