

Assumptions	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
INCOME										
Commercial Income										
<i>Total Base Rent</i>	152,400	152,400	153,975	160,290	169,254	172,499	174,187	175,227	178,093	178,667
<i>Expense Recoveries</i>	750	2,500	2,920	3,357	3,811	4,284	4,775	5,286	5,817	6,370
<i>Other Rental Revenue & Adjustments</i>	0	0	0	0	0	0	0	0	0	0
<i>Concessions & Abatements</i>	(10,800)	(10,000)	0	0	0	0	0	0	0	0
Total Commercial Income	142,350	144,900	156,895	163,647	173,065	176,782	178,962	180,513	183,911	185,037
Total Basic Income	40,800	41,616	42,448	43,297	44,163	45,046	45,947	46,866	47,804	48,760
Gross Scheduled Income (Combined)	183,150	186,516	199,343	206,944	217,228	221,829	224,910	227,380	231,714	233,796
Miscellaneous Income	1,000.	0.03	0.	0.	0.	0.	0.	0.	0.	0.
Miscellaneous Income #2	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.
VACANCY & CREDIT ALLOWANCE	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
OPERATING EXPENSES										
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
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	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
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
Taxes - Personal Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxes - Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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
Utilities - Fuel Oil	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities - Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities - Sewer and Water	1,100.00	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Utilities - Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Expense #2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Assumptions	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
INCOME										
Commercial Income										
<i>Total Base Rent</i>	178,667	178,667	178,667	178,667	178,667	178,667	178,667	178,667	178,667	178,667
<i>Expense Recoveries</i>	6,945	7,543	8,164	8,811	9,483	10,183	10,910	11,666	12,453	13,271
<i>Other Rental Revenue & Adjustments</i>	0	0	0	0	0	0	0	0	0	0
<i>Concessions & Abatements</i>	0	0	0	0	0	0	0	0	0	0
Total Commercial Income	185,611	186,209	186,831	187,477	188,150	188,849	189,576	190,333	191,120	191,938
Total Basic Income	49,735	50,730	51,744	52,779	53,835	54,911	56,010	57,130	58,272	59,438
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.
VACANCY & CREDIT ALLOWANCE	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
OPERATING EXPENSES										
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
Resident Superintendent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Supplies	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
Taxes - Real Estate	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Taxes - Personal Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxes - Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxes - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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
Utilities - Fuel Oil	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities - Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities - Sewer and Water	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Utilities - Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Expense #2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00