

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>INCOME</b>	<b>This report created with a demonstration version of REIA</b>									
Gross Scheduled Income (Combined)	10.90	13.32	14.24	14.78	15.52	15.84	16.06	16.24	16.55	16.70
Miscellaneous Income	0.06	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Income #2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL GROSS INCOME</b>	<b>10.96</b>	<b>13.40</b>	<b>14.24</b>	<b>14.78</b>	<b>15.52</b>	<b>15.84</b>	<b>16.06</b>	<b>16.24</b>	<b>16.55</b>	<b>16.70</b>
<b>VACANCY &amp; CREDIT ALLOWANCE</b>	<b>0.33</b>	<b>0.40</b>	<b>0.43</b>	<b>0.44</b>	<b>0.47</b>	<b>0.48</b>	<b>0.48</b>	<b>0.49</b>	<b>0.50</b>	<b>0.50</b>
<b>GROSS OPERATING INCOME</b>	<b>10.63</b>	<b>12.99</b>	<b>13.81</b>	<b>14.34</b>	<b>15.05</b>	<b>15.37</b>	<b>15.58</b>	<b>15.75</b>	<b>16.05</b>	<b>16.20</b>
<b>OPERATING EXPENSES</b>										
Accounting	0.09	0.11	0.11	0.11	0.12	0.12	0.12	0.12	0.13	0.13
Advertising	0.04	0.05	0.05	0.05	0.05	0.06	0.06	0.06	0.06	0.06
Insurance (fire and liability)	0.27	0.33	0.35	0.36	0.38	0.39	0.41	0.42	0.44	0.46
Janitorial Service	0.18	0.22	0.23	0.23	0.24	0.25	0.26	0.26	0.27	0.28
Lawn/Snow	0.03	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Legal	0.18	0.22	0.22	0.23	0.23	0.24	0.24	0.25	0.25	0.26
Miscellaneous	0.03	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Property Management	0.43	0.52	0.55	0.57	0.60	0.61	0.62	0.63	0.64	0.65
Repairs and Maintenance	0.46	0.59	0.61	0.63	0.65	0.66	0.68	0.71	0.73	0.75
Supplies	0.04	0.04	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.06
Taxes - Real Estate	0.52	0.75	0.78	0.81	0.84	0.88	0.91	0.95	0.99	1.03
Trash Removal	0.06	0.07	0.07	0.08	0.08	0.08	0.08	0.08	0.08	0.09
Utilities - Electricity	0.05	0.06	0.06	0.07	0.07	0.07	0.07	0.07	0.08	0.08
Utilities - Sewer and Water	0.07	0.08	0.08	0.09	0.09	0.10	0.10	0.10	0.11	0.11
<b>TOTAL OPERATING EXPENSES</b>	<b>2.44</b>	<b>3.13</b>	<b>3.25</b>	<b>3.35</b>	<b>3.47</b>	<b>3.58</b>	<b>3.69</b>	<b>3.79</b>	<b>3.91</b>	<b>4.02</b>
<b>NET OPERATING INCOME</b>	<b>8.20</b>	<b>9.87</b>	<b>10.57</b>	<b>10.98</b>	<b>11.58</b>	<b>11.79</b>	<b>11.90</b>	<b>11.96</b>	<b>12.15</b>	<b>12.18</b>

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>INCOME</b>	<b>This report created with a demonstration version of REIA</b>									
Gross Scheduled Income (Combined)	16.81	16.92	17.04	17.16	17.28	17.41	17.54	17.68	17.81	17.96
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Income #2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL GROSS INCOME</b>	<b>16.81</b>	<b>16.92</b>	<b>17.04</b>	<b>17.16</b>	<b>17.28</b>	<b>17.41</b>	<b>17.54</b>	<b>17.68</b>	<b>17.81</b>	<b>17.96</b>
<b>VACANCY &amp; CREDIT ALLOWANCE</b>	<b>0.50</b>	<b>0.51</b>	<b>0.51</b>	<b>0.51</b>	<b>0.52</b>	<b>0.52</b>	<b>0.53</b>	<b>0.53</b>	<b>0.53</b>	<b>0.54</b>
<b>GROSS OPERATING INCOME</b>	<b>16.31</b>	<b>16.42</b>	<b>16.53</b>	<b>16.65</b>	<b>16.77</b>	<b>16.89</b>	<b>17.02</b>	<b>17.15</b>	<b>17.28</b>	<b>17.42</b>
<b>OPERATING EXPENSES</b>										
Accounting	0.13	0.13	0.14	0.14	0.14	0.14	0.15	0.15	0.15	0.16
Advertising	0.06	0.06	0.06	0.06	0.07	0.07	0.07	0.07	0.07	0.07
Insurance (fire and liability)	0.48	0.49	0.51	0.54	0.56	0.58	0.60	0.63	0.65	0.68
Janitorial Service	0.29	0.30	0.31	0.31	0.32	0.33	0.34	0.35	0.36	0.38
Lawn/Snow	0.04	0.04	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
Legal	0.26	0.27	0.27	0.28	0.28	0.29	0.29	0.30	0.31	0.31
Miscellaneous	0.04	0.04	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
Property Management	0.65	0.66	0.66	0.67	0.67	0.68	0.68	0.69	0.69	0.70
Repairs and Maintenance	0.77	0.79	0.82	0.84	0.87	0.89	0.92	0.95	0.98	1.01
Supplies	0.06	0.06	0.06	0.06	0.06	0.07	0.07	0.07	0.07	0.08
Taxes - Real Estate	1.07	1.11	1.15	1.20	1.25	1.30	1.35	1.40	1.46	1.52
Trash Removal	0.09	0.09	0.09	0.09	0.09	0.10	0.10	0.10	0.10	0.10
Utilities - Electricity	0.08	0.08	0.09	0.09	0.09	0.09	0.10	0.10	0.10	0.11
Utilities - Sewer and Water	0.12	0.12	0.13	0.13	0.14	0.14	0.15	0.15	0.16	0.17
<b>TOTAL OPERATING EXPENSES</b>	<b>4.14</b>	<b>4.26</b>	<b>4.38</b>	<b>4.51</b>	<b>4.64</b>	<b>4.78</b>	<b>4.92</b>	<b>5.06</b>	<b>5.21</b>	<b>5.37</b>
<b>NET OPERATING INCOME</b>	<b>12.17</b>	<b>12.16</b>	<b>12.15</b>	<b>12.14</b>	<b>12.13</b>	<b>12.11</b>	<b>12.10</b>	<b>12.08</b>	<b>12.07</b>	<b>12.05</b>