

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>INCOME</b>	<b>This report created with a demonstration version of REIA</b>									
Gross Scheduled Income (Combined)	16.99	17.20	18.08	18.65	19.39	19.67	19.81	20.05	20.44	20.70
<i>Total Base Rent</i>	8.96	8.96	9.06	9.43	9.96	10.15	10.25	10.31	10.48	10.51
<i>Expense Recoveries</i>	0.04	0.15	0.17	0.20	0.22	0.25	0.28	0.31	0.34	0.37
<i>Other Rental Revenue &amp; Concessions</i>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<i>Abatements &amp; Rollover Vacancy Loss</i>	(0.53)	(0.59)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Commercial	8.48	8.52	9.23	9.63	10.18	10.40	10.53	10.62	10.82	10.88
Total Self Storage	8.51	8.68	8.85	9.03	9.20	9.28	9.29	9.43	9.62	9.81
Miscellaneous Income	0.06	0.06	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>	17.04	17.26	18.08	18.65	19.39	19.67	19.81	20.05	20.44	20.70
<b>VACANCY &amp; CREDIT ALLOWANCE</b>	0.51	0.52	0.54	0.56	0.58	0.59	0.59	0.60	0.61	0.62
<b>GROSS OPERATING INCOME</b>	16.53	16.74	17.54	18.09	18.80	19.08	19.22	19.45	19.82	20.07
<b>OPERATING EXPENSES</b>										
Accounting	0.09	0.09	0.09	0.09	0.10	0.10	0.10	0.10	0.10	0.11
Advertising	0.04	0.04	0.04	0.04	0.04	0.05	0.05	0.05	0.05	0.05
Insurance (fire and liability)	0.26	0.28	0.29	0.30	0.31	0.32	0.33	0.35	0.36	0.38
Janitorial Service	0.18	0.18	0.19	0.19	0.20	0.20	0.21	0.22	0.22	0.23
Lawn/Snow	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.04
Legal	0.18	0.18	0.18	0.19	0.19	0.19	0.20	0.20	0.21	0.21
Miscellaneous	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.04
Property Management	0.66	0.67	0.70	0.72	0.75	0.76	0.77	0.78	0.79	0.80
Repairs and Maintenance	0.46	0.49	0.50	0.52	0.53	0.55	0.56	0.58	0.60	0.62
Supplies	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.05
Taxes - Real Estate	0.51	0.62	0.64	0.67	0.69	0.72	0.75	0.78	0.81	0.85
Trash Removal	0.06	0.06	0.06	0.06	0.06	0.06	0.07	0.07	0.07	0.07
Utilities - Electricity	0.05	0.05	0.05	0.05	0.06	0.06	0.06	0.06	0.06	0.07
Utilities - Sewer and Water	0.06	0.07	0.07	0.07	0.08	0.08	0.08	0.09	0.09	0.09
<b>TOTAL OPERATING EXPENSES</b>	2.65	2.82	2.92	3.01	3.12	3.21	3.29	3.38	3.48	3.58
<b>NET OPERATING INCOME</b>	13.88	13.92	14.62	15.08	15.69	15.88	15.93	16.07	16.34	16.49

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
<b>INCOME</b>	<b>This report created with a demonstration version of REIA</b>									
Gross Scheduled Income (Combined)	20.93	21.16	21.40	21.65	21.90	22.16	22.42	22.69	22.97	23.25
<i>Total Base Rent</i>	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51
<i>Expense Recoveries</i>	0.41	0.44	0.48	0.52	0.56	0.60	0.64	0.69	0.73	0.78
<i>Other Rental Revenue &amp; Concessions</i>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<i>Abatements &amp; Rollover Vacancy Loss</i>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Commercial	10.92	10.95	10.99	11.03	11.07	11.11	11.15	11.20	11.24	11.29
Total Self Storage	10.01	10.21	10.41	10.62	10.83	11.05	11.27	11.50	11.73	11.96
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>	20.93	21.16	21.40	21.65	21.90	22.16	22.42	22.69	22.97	23.25
<b>VACANCY &amp; CREDIT ALLOWANCE</b>	0.63	0.63	0.64	0.65	0.66	0.66	0.67	0.68	0.69	0.70
<b>GROSS OPERATING INCOME</b>	20.30	20.53	20.76	21.00	21.24	21.49	21.75	22.01	22.28	22.55
<b>OPERATING EXPENSES</b>										
Accounting	0.11	0.11	0.11	0.11	0.12	0.12	0.12	0.12	0.13	0.13
Advertising	0.05	0.05	0.05	0.05	0.05	0.06	0.06	0.06	0.06	0.06
Insurance (fire and liability)	0.39	0.41	0.42	0.44	0.46	0.48	0.50	0.52	0.54	0.56
Janitorial Service	0.24	0.24	0.25	0.26	0.27	0.27	0.28	0.29	0.30	0.31
Lawn/Snow	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Legal	0.22	0.22	0.22	0.23	0.23	0.24	0.24	0.25	0.25	0.26
Miscellaneous	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Property Management	0.81	0.82	0.83	0.84	0.85	0.86	0.87	0.88	0.89	0.90
Repairs and Maintenance	0.63	0.65	0.67	0.69	0.71	0.74	0.76	0.78	0.80	0.83
Supplies	0.05	0.05	0.05	0.05	0.05	0.05	0.06	0.06	0.06	0.06
Taxes - Real Estate	0.88	0.91	0.95	0.99	1.03	1.07	1.11	1.16	1.20	1.25
Trash Removal	0.07	0.07	0.07	0.08	0.08	0.08	0.08	0.08	0.08	0.09
Utilities - Electricity	0.07	0.07	0.07	0.07	0.08	0.08	0.08	0.08	0.09	0.09
Utilities - Sewer and Water	0.10	0.10	0.10	0.11	0.11	0.12	0.12	0.13	0.13	0.14
<b>TOTAL OPERATING EXPENSES</b>	3.68	3.79	3.89	4.00	4.12	4.24	4.36	4.49	4.62	4.75
<b>NET OPERATING INCOME</b>	16.62	16.74	16.87	17.00	17.13	17.26	17.39	17.53	17.66	17.80