

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
INCOME	This report created with a demonstration version of REIA									
Gross Scheduled Income (Combined)	20,625	20,885	21,953	22,650	23,539	23,891	24,058	24,345	24,817	25,131
Miscellaneous Income	71	74	0	0	0	0	0	0	0	0
Miscellaneous Income #2	0	0	0	0	0	0	0	0	0	0
TOTAL GROSS INCOME	20,696	20,959	21,953	22,650	23,539	23,891	24,058	24,345	24,817	25,131
VACANCY & CREDIT ALLOWANCE	621	629	659	679	706	717	722	730	744	754
GROSS OPERATING INCOME	20,076	20,330	21,294	21,970	22,833	23,174	23,337	23,615	24,072	24,377
OPERATING EXPENSES										
Accounting	107	109	111	114	116	118	121	123	126	128
Advertising	50	51	52	53	54	55	56	57	59	60
Insurance (fire and liability)	321	334	348	362	376	391	407	423	440	457
Janitorial Service	214	221	227	234	241	248	256	264	271	280
Lawn/Snow	36	36	37	38	39	39	40	41	42	43
Legal	214	219	223	227	232	237	241	246	251	256
Miscellaneous	36	36	37	38	39	39	40	41	42	43
Property Management	803	813	852	879	913	927	933	945	963	975
Repairs and Maintenance	557	591	608	627	645	665	685	705	726	748
Supplies	43	44	45	47	48	50	51	53	54	56
Taxes - Real Estate	625	750	780	811	844	877	912	949	987	1,026
Trash Removal	71	73	74	76	77	79	80	82	84	85
Utilities - Electricity	61	63	64	66	68	70	72	75	77	79
Utilities - Sewer and Water	79	82	85	88	92	96	99	103	108	112
TOTAL OPERATING EXPENSES	3,217	3,422	3,545	3,660	3,785	3,892	3,995	4,107	4,229	4,348
NET OPERATING INCOME	16,858	16,908	17,749	18,311	19,048	19,282	19,341	19,508	19,843	20,028

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
INCOME	This report created with a demonstration version of REIA									
Gross Scheduled Income (Combined)	25,410	25,696	25,988	26,287	26,593	26,906	27,226	27,554	27,889	28,233
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
TOTAL GROSS INCOME	25,410	25,696	25,988	26,287	26,593	26,906	27,226	27,554	27,889	28,233
VACANCY & CREDIT ALLOWANCE	762	771	780	789	798	807	817	827	837	847
GROSS OPERATING INCOME	24,648	24,925	25,208	25,498	25,795	26,099	26,409	26,727	27,053	27,386
OPERATING EXPENSES										
Accounting	131	133	136	139	141	144	147	150	153	156
Advertising	61	62	63	65	66	67	69	70	71	73
Insurance (fire and liability)	476	495	515	535	557	579	602	626	651	677
Janitorial Service	288	297	306	315	324	334	344	354	365	376
Lawn/Snow	44	44	45	46	47	48	49	50	51	52
Legal	261	266	272	277	283	288	294	300	306	312
Miscellaneous	44	44	45	46	47	48	49	50	51	52
Property Management	986	997	1,008	1,020	1,032	1,044	1,056	1,069	1,082	1,095
Repairs and Maintenance	771	794	817	842	867	893	920	948	976	1,005
Supplies	58	59	61	63	65	67	69	71	73	75
Taxes - Real Estate	1,067	1,110	1,155	1,201	1,249	1,299	1,351	1,405	1,461	1,519
Trash Removal	87	89	91	92	94	96	98	100	102	104
Utilities - Electricity	82	84	87	89	92	95	97	100	103	106
Utilities - Sewer and Water	116	121	126	131	136	142	147	153	159	166
TOTAL OPERATING EXPENSES	4,470	4,596	4,726	4,861	5,000	5,144	5,292	5,446	5,605	5,770
NET OPERATING INCOME	20,177	20,329	20,482	20,638	20,795	20,955	21,117	21,281	21,448	21,616