

YEAR 1 PROFORMA

Revenue	<u>Amount</u>	<u>Per Unit</u>
Gross Potential Revenue	188,640	23,580
Vacancy Loss	9,432	1,179
RUBS Income	-	
<u>Other Income</u>	<u>600</u>	<u>75</u>
Net Revenue	179,808	22,476
Expenses		
Utilities	850	106.25
Contract Services	8,400	1,050.00
Repairs and Maintenance	2,500	312.50
Property Taxes	43,127	5,391
<u>Insurance</u>	<u>15,000</u>	<u>1,875.00</u>
Total Expenses	69,877	8,735
Net Operating Income	109,931	13,741.40
Stabalized Value @ 6.5% cap	\$1,691,249	\$ 211,406

