

## YEAR 1 PROFORMA

<b>Revenue</b>	<b><u>Amount</u></b>	<b><u>Per Unit</u></b>
Gross Potential Revenue	45,000	5,625
Vacancy Loss	2,250	281
RUBS Income	-	
<u>Other Income</u>	<u>600</u>	<u>75</u>
<b>Net Revenue</b>	<b>43,350</b>	<b>5,419</b>
<b>Expenses</b>		
Utilities	213	26.56
Contract Services	2,100	262.50
Repairs and Maintenance	312	39.00
Property Taxes	10,829	1,354
<u>Insurance</u>	<u>1,800</u>	<u>225.00</u>
<b>Total Expenses</b>	<b>15,254</b>	<b>1,907</b>
<b>Net Operating Income</b>	<b>28,097</b>	<b>3,512.06</b>
<b>Stabalized Value @ 6.5% cap</b>	<b>\$ 432,254</b>	<b>\$ 54,032</b>

