

2020 PROJECTED CASH FLOWS

Revenues		<u>Total</u>
Main Building - Offices <i>(convert)</i>		\$0
Building 2		\$0
Building 3		\$24,476
Main Downstairs		\$7,104
Interior Units		\$116,246
Exterior Units		\$193,137
Parking		\$24,102
Warehouses		\$32,136
Climate Control		\$68,783
Storage "Dorm" Cubes <i>(projected)</i>		\$3,000
Propane <i>(projected)</i>		\$28,800
UHAUL <i>(projected)</i>		\$12,000
<u>Proposed Self Storage</u>		<u>\$6,000</u>
Gross Revenues		\$515,785
Vacancy Loss	10%	(\$46,598)
Credit Loss	3%	(\$13,980)
Vacancy & Credit Losses		<u>(\$60,578)</u>
Net Revenues		\$455,207
 Expenses		
2018 Property Taxes		\$13,000
2018 School Taxes		\$28,000
Utilities		\$9,011
Insurance		\$9,724
Repairs/Maint.		\$13,000
Accounting		\$1,325
Advertising		\$14,630
Payroll		\$61,290
Equipment Expenses		\$2,135
Office Expense		\$5,691
Landscaping / Snow		<u>\$3,450</u>
Total Opex		\$161,256
 NOI		 \$293,951