## PRO FORMA CASH FLOW Rent @ \$700

## 24 Units/3 Acres

.

<u>Total</u>	Per Month	<u>Per Unit</u>	<u>% EGR</u>
\$201,600	\$16,800	\$8,400	
(\$20,160)	(\$1,680)	(\$840)	10.00%
(\$4,032)	(\$336)	(\$168)	2.00%
0	0	0	0.00%
\$177,408	\$14,784	\$7,392	
\$6,543	\$545	\$273	3.69%
\$2,500	\$208	\$104	1.41%
\$5,000	\$417	\$208	2.82%
\$2,000	\$167	\$83	1.13%
\$3,548	\$296	\$148	2.00%
\$7,000	\$583	\$292	3.95%
\$3,000	\$250	\$125	1.69%
\$10,644	\$887	\$444	6.00%
\$40,236	\$3,353	\$1,676	22.68%
\$137,172	\$11,431	\$5,716	77.32%
	\$201,600 (\$20,160) (\$4,032) 0 \$177,408 \$6,543 \$2,500 \$5,000 \$2,000 \$3,548 \$7,000 \$3,000 \$10,644 \$40,236	\$201,600 \$16,800 (\$20,160) (\$1,680) (\$4,032) (\$336) 0 0 \$177,408 \$14,784 \$6,543 \$545 \$2,500 \$208 \$5,000 \$417 \$2,000 \$167 \$3,548 \$296 \$7,000 \$583 \$3,000 \$250 \$10,644 \$887 \$40,236 \$3,353	\$201,600 \$16,800 \$8,400 (\$20,160) (\$1,680) (\$840) (\$4,032) (\$336) (\$168) 0 0 0 \$177,408 \$14,784 \$7,392 \$6,543 \$545 \$273 \$2,500 \$208 \$104 \$5,000 \$417 \$208 \$2,000 \$167 \$83 \$2,000 \$167 \$83 \$3,548 \$296 \$148 \$7,000 \$583 \$292 \$3,000 \$250 \$125 \$10,644 \$887 \$444 \$40,236 \$3,353 \$1,676

## 72 Units/15 Acres

OPERATING REVENUE:	<u>Total</u>	Per Month	<u>Per Unit</u>	<u>% EGR</u>
Market Rent	\$604,800	\$50,400	\$8,400	
Vacancy & Collection Loss	(\$60,480)	(\$5,040)	(\$840)	10.00%
Concessions	(\$12,096)	(\$1,008)	(\$168)	2.00%
Other Income	0	0	0	0.00%
Effective Gross Revenue	\$532,224	\$44,352	\$7,392	
OPERATING EXPENSES:				
Real Estate Taxes	\$19,700	\$1,642	\$274	3.70%
General/Admin	\$7,500	\$625	\$104	1.41%
Marketing/Advertising	\$12,000	\$1,000	\$167	2.25%
Insurance	\$5,500	\$458	\$76	1.03%
Repairs & Maintenance	\$10,644	\$887	\$148	2.00%
Utilities	\$21,000	\$1,750	\$292	3.95%
Landscaping	\$6,000	\$500	\$83	1.13%
Management Fee	\$31,933	\$2,661	\$444	6.00%
Total Expenses	\$114,278	\$9,523	\$1,587	21.47%
NET OPERATING INCOME	\$417,946	\$34,829	\$5,805	78.53%