



Office / Shop							
Phase 1	1,280	1	\$12.00				
Phase 2	0	0	\$0.00				
Office / Shop - Gain (Loss):	1,280	1	\$0.00		\$0.00	\$0.00	
Outdoor Parking							
Phase 1	70,800	177					
Phase 2	15,600	39					
Outdoor Parking - Gain (Loss):	-55,200	-138	\$45.00		-\$6,210.00	-\$74,520.00	
Total							
Revenue Difference: Phase 1 - Phase 2					-\$6,210.00	-\$74,520.00	

Occupancy & Phased Buidlout

Current - Occupancy Summary	Occupancy	Total	Occupied	Vacant	Lease Up	# Weeks Until	# Weeks Until
Phase 1	Percentage	Units	Units	Units	Units / Week	100% Occupancy	90% Occupancy
Indoor:	62.42%	157	98	59	4	14	12
Outdoor:	30.51%	177	54	123	4	30	27
10x15	Value / Unit	\$25,931.45					
10x20	Value / Unit	\$30,637.29					

Phase 1

Current Occupancy

Indoor	# Occupied Units	Occupied Sqft.	Price / Unit	Monthly	Annual
10x10	0	0	\$75.00	\$0	\$0
10x15	39	5,850	\$95.00	\$3,705	\$44,460
10x20	40	8,000	\$115.00	\$4,600	\$55,200
10x25	0	0	\$135.00	\$0	\$0
10x30	19	5,700	\$135.00	\$2,565	\$30,780
12x50	0	0	\$225.00	\$0	\$0
Indoor - Summary:	98	19,550		\$10,870	\$130,440

Outdoor	# Occupied Units	Occupied Sqft.	Price / Space	Monthly	Annual
Trailer Parking	18	7,200	\$45.00	\$810	\$9,720
Boat Parking	18	7,200	\$45.00	\$810	\$9,720
RV Parking	18	7,200	\$45.00	\$810	\$9,720
Misc.	0	0	\$0.00	\$0	\$0
Outdoor - Summary:	54	21,600		\$2,430	\$29,160

Office / Shop	# Occupied Units	Occupied Sqft.	Price / Sqft.	Monthly	Annual
	1	1,280	\$12.00	\$1,280	\$15,360

Total Rent	# Occupied Units	Occupied Sqft.	Price / Sqft.	Monthly	Annual
Units + Spaces	152	42,430		\$13,300	\$159,600
Office / Shop	1	1,280	\$12.00	\$1,280	\$15,360
Total Rent:	153	43,710		\$14,580	\$174,960

Additional Charges	%			Monthly	Annual
24 Hour Access	0.00%		\$15.00	\$0	\$0
Tenant Insurance	0.00%		\$12.00	\$0	\$0
Misc	0.00%		\$4.00	\$0	\$0
Total Additional Charges:				\$0	\$0

CC Fees	%				
Revenue				\$14,580	\$174,960
CC Fee			3.50%	\$510	\$6,124
				\$15,090	\$181,084

Total Revenue	# Occupied Units	Occupied Sqft.	Sqft.	Monthly	Annual
Revenue	153	43,710		\$15,090	\$181,084
Vacancy	0	0	0%	\$0	\$0
Total Revenue:	153	43,710		\$15,090	\$181,084

Phase 1

Stabilized

Indoor	Total - Indoor Units	Total - Indoor Sqft.	Rental Rate	Monthly	Annual
10x10	0	0	\$75.00	\$0	\$0
10x15	90	13,500	\$95.00	\$8,550	\$102,600
10x20	48	9,600	\$115.00	\$5,520	\$66,240
10x25	0	0	\$135.00	\$0	\$0
10x30	19	5,700	\$135.00	\$2,565	\$30,780
12x50	0	0	\$225.00	\$0	\$0
Indoor - Summary:	157	28,800		\$16,635	\$199,620

Outdoor	Total - Parking Spaces	Total - Parking - Sqft.	Price / Space	Monthly	Annual
Trailer Parking	59	23,600	\$45.00	\$2,655	\$31,860
Boat Parking	59	23,600	\$45.00	\$2,655	\$31,860
RV Parking	59	23,600	\$45.00	\$2,655	\$31,860
Misc.	0	0	0	\$0	\$0
Outdoor - Summary:	177	70,800		\$7,965	\$95,580

Office / Shop	Sqft.	Office - Sqft.	Price / Sqft.	Monthly	Annual
	1	1,280	\$12.00	\$1,280	\$15,360

Total Rent	Total - Indoor Units	Total - Bluilding Sqft.	Price / Sqft.	Monthly	Annual
Units + Spaces	334	99,600		\$24,600	\$295,200
Office / Shop	1	1,280	\$12.00	\$1,280	\$15,360
Total Rent:	335	100,880		\$25,880	\$310,560

Additional Charges	%			Monthly	Annual
24 Hour Access	0.00%		\$15.00	\$0	\$0
Tenant Insurance	0.00%		\$12.00	\$0	\$0
Misc	0.00%		\$4.00	\$0	\$0
Total Additional Charges:				\$0	\$0

CC Fees	%				
Revenue				\$25,880	\$310,560
CC Fee			3.50%	\$906	\$10,870
				\$26,786	\$321,430

Total Revenue	# Occupied Units	Occupied Sqft.	Sqft.	Monthly	Annual
Revenue	335	100,880		\$26,786	\$321,430
Vacancy	-16	-5,044	5%	-\$1,339	-\$16,071
Total Revenue:	319	95,836		\$25,447	\$305,358



Item	Vendor	Input	Cost Item \$	Monthly Expenses	Annual Expenses	Input	Monthly Expenses	Annual Expenses	Input	Monthly Expenses	Annual Expenses	Input	Monthly Expenses	Annual Expenses
Property Management	Jody Droigk	1	0.00%	\$ -	\$ -	3.00%	\$ 763.40	\$ 9,160.74	5.00%	\$ 1,272.33	\$ 15,267.91	6.00%	\$ 1,526.79	\$ 18,321.49
Tenant Inc. - Mgmt. Software	Tenant Inc.	1	\$ 183.95	\$ 183.95	\$ 2,207.40	1.05	\$ 193.15	\$ 2,317.77	1.10	\$ 202.35	\$ 2,428.14	1.15	\$ 211.54	\$ 2,538.51
Electronic Locks - Onity	Onity	1	\$ 4.20	\$ 4.20	\$ 50.40	10.00	\$ 42.00	\$ 504.00	20.00	\$ 84.00	\$ 1,008.00	40.00	\$ 168.00	\$ 2,016.00
Facebook, Google Advertising	Facebook	1	\$ 80.00	\$ 80.00	\$ 960.00	0.85	\$ 68.00	\$ 816.00	1.10	\$ 88.00	\$ 1,056.00	1.15	\$ 92.00	\$ 1,104.00
Google Workspace	Google	1	\$ 23.12	\$ 23.12	\$ 277.44	1.02	\$ 23.58	\$ 282.99	1.04	\$ 24.04	\$ 288.54	1.08	\$ 24.97	\$ 299.64
Verizon:	Verizon	1	\$ 113.85	\$ 113.85	\$ 1,366.20	0.72	\$ 81.97	\$ 983.66	1.04	\$ 118.40	\$ 1,420.85	1.08	\$ 122.96	\$ 1,475.50
Internet - Starlink:	Starlink	1	\$ 125.00	\$ 125.00	\$ 1,500.00	1.02	\$ 127.50	\$ 1,530.00	1.04	\$ 130.00	\$ 1,560.00	1.08	\$ 135.00	\$ 1,620.00
Electric - MidAmerican Energy	MidAmerican Energy	1	\$ 271.31	\$ 271.31	\$ 3,255.70	1.02	\$ 276.73	\$ 3,320.82	1.10	\$ 298.44	\$ 3,581.27	1.15	\$ 312.00	\$ 3,744.06
Lawn Care & Snow Removal	Loops Property Services	1	\$ 110.67	\$ 110.67	\$ 1,328.04	1.05	\$ 116.20	\$ 1,394.44	1.10	\$ 121.74	\$ 1,460.84	1.15	\$ 127.27	\$ 1,527.25
Farm Bureau - Ins. Policy	Farm Bureau	1	\$ 480.66	\$ 480.66	\$ 5,767.92	1.02	\$ 490.27	\$ 5,883.28	1.10	\$ 528.73	\$ 6,344.71	1.15	\$ 552.76	\$ 6,633.11
Accounting	LindenPeak Accounting	1	\$ 158.33	\$ 158.33	\$ 1,900.00	1.03	\$ 163.08	\$ 1,957.00	1.10	\$ 174.17	\$ 2,090.00	1.15	\$ 182.08	\$ 2,185.00
City - Water	City of Waterloo IA	1	\$ 10.92	\$ 10.92	\$ 131.04	1.02	\$ 11.14	\$ 133.66	1.02	\$ 11.14	\$ 133.66	1.04	\$ 11.36	\$ 136.28
City - Stormwater	City of Waterloo IA	1	\$ 180.66	\$ 180.66	\$ 2,167.92	1.00	\$ 180.66	\$ 2,167.92	1.02	\$ 184.27	\$ 2,211.28	1.04	\$ 187.89	\$ 2,254.64
Misc.	Materials	1	\$ 35.00	\$ 35.00	\$ 420.00	1.05	\$ 36.75	\$ 441.00	1.10	\$ 38.50	\$ 462.00	1.15	\$ 40.25	\$ 483.00
Total Expenses				\$ (1,777.67)	\$ (21,332.06)	Total Expenses	\$ (2,574.44)	\$ (30,893.28)	Total Expenses	\$ (3,276.10)	\$ (39,313.20)	Total Expenses	\$ (3,694.87)	\$ (44,338.46)
NOI			NOI	\$ 13,312.63	\$ 159,751.54	NOI	\$ 22,872.07	\$ 274,464.84	NOI	\$ 18,624.32	\$ 223,491.83	NOI	\$ 35,072.91	\$ 420,874.87
Debt Service			Debt Service	\$ -	\$ -	Debt Service	\$ -	\$ -	Debt Service	\$ -	\$ -	Debt Service	\$ -	\$ -
Taxes			Taxes	\$ (447.88)	\$ (5,374.52)	Taxes	\$ (5,528.78)	\$ (66,345.40)	Taxes	\$ (5,528.78)	\$ (66,345.40)	Taxes	\$ (9,498.00)	\$ (113,975.95)
City Tax Rebate (TIF Pkg.)			City Tax Rebate (TIF Pkg.)	\$ 403.09	\$ 4,837.07	City Tax Rebate (TIF Pkg.)	\$ 4,975.90	\$ 59,710.86	City Tax Rebate (TIF Pkg.)	\$ 4,975.90	\$ 59,710.86	City Tax Rebate (TIF Pkg.)	\$ 8,548.20	\$ 102,578.36
Net Tax Payment			Net Tax Payment	\$ (44.79)	\$ (537.45)	Net Tax Payment	\$ (552.88)	\$ (6,634.54)	Net Tax Payment	\$ (552.88)	\$ (6,634.54)	Net Tax Payment	\$ (949.80)	\$ (11,397.60)
Net Cash Flow			Net Cash Flow	\$ 13,267.84	\$ 159,214.09	Net Cash Flow	\$ 22,319.19	\$ 267,830.30	Net Cash Flow	\$ 18,071.44	\$ 216,857.29	Net Cash Flow	\$ 34,123.11	\$ 409,477.28
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