## POTENTIAL OPERATING STATEMENT FOR ELM STREET SELF STORAGE WITH MARKET INCREASES

TOTAL GROSS MONTHLY INCOME	\$ 4,760.00
TOTAL GROSS YEARLY INCOME	\$ 57,120.00
EFFECTIVE GROSS INCOME	\$ 57,120.00

EXPENSES	20	23 ACTUALS	S FC	RCASTED
TAXES	\$	2,150.00		
INSURANCE	\$	1,572.00		
SECURITY AND FIRE MONITORING	\$	701.00		
INTERNET	\$	1,119.00		
ELECTRIC	\$	3,321.00		
WEB HOSTING	\$	388.00		
MISC MAINTENANCE	\$	2,000.00		
TOTAL EXPENSES	\$	11,251.00	\$	11,251.00

YEARLY NET OPERATING INCOME	\$	45,869.00
PURCHASE PRICE	\$	375,000.00
CAPITILIZATION RATE		12.2%

## ELM STREET SELF STORAGE POTENTIAL INCOME DETAILS WITH MARKET INCREASES

FLOOR GROUND 1 4 455		DETAILS WITH MARKET INCREASES			
GROUND 1 4X5 \$35.00 GROUND 2 5X5 \$35.00 GROUND 3 7X10 \$45.00 GROUND 4 5X10 \$75.00 GROUND 5 5X10 \$75.00 GROUND 6 9.6X10 \$100.00 GROUND 7 10X10 \$100.00 GROUND 8 10X10 \$100.00 GROUND 9 10X10 \$100.00 GROUND 10 10X10 \$100.00 GROUND 11 10X10 \$100.00 GROUND 12 10X10 \$100.00 GROUND 13 10X10 \$100.00 GROUND 14 9.6X10 \$100.00 GROUND 15 10X10 \$100.00 GROUND 16 12X12.5 \$100.00 GROUND 17 10X10 \$100.00 GROUND 18 10X10 \$100.00 GROUND 19 3X50 \$50.00 GROUND 19 3X50 \$50.00 GROUND 20 4X5 \$35.00 GROUND 21 7.5 X8 \$80.00 GROUND 22 7X8 \$80.00 GROUND 24 7.5X8 \$80.00 GROUND 24 7.5X8 \$80.00 GROUND 25 10X10 \$100.00 GROUND 26 7.5X8 \$80.00 GROUND 27 10X10 \$100.00 GROUND 28 7.5X8 \$80.00 GROUND 29 10X10 \$100.00 GROUND 30 7X8 \$80.00 GROUND 31 5X10 \$75.00 GROUND 32 7.5X8 \$80.00 GROUND 33 5X10 \$75.00 GROUND 34 8X7 \$80.00 GROUND 35 5X5 \$35.00 GROUND 36 5X5 \$35.00 GROUND 37 5X5 \$35.00 GROUND 38 5X5 \$35.00 GROUND 37 5X5 \$35.00 GROUND 38 5X5 \$35.00 GROUND 39 5X5 \$35.00 GROUND 31 5X10 \$75.00 GROUND 32 7.5X8 \$80.00 GROUND 33 5X10 \$75.00 GROUND 34 6X7 \$80.00 GROUND 35 5X5 \$35.00 GROUND 36 5X5 \$35.00 GROUND 37 5X5 \$35.00 GROUND 38 5X5 \$35.00 GROUND 37 5X5 \$35.00 GROUND 38 5X5 \$35.00 GROUND 37 5X5 \$35.00 GROUND 38 5X5	El 005	9 3		POTENTIAL	
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GROUND GR			11 10X10		
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TOTAL

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