

**POTENTIAL OPERATING STATEMENT
FOR ELM STREET SELF STORAGE
WITH MARKET INCREASES AND 2ND
FLOOR OCCUPANCY**

TOTAL GROSS MONTHLY INCOME		\$	6,100.00
TOTAL GROSS YEARLY INCOME		\$	73,200.00
EFFECTIVE GROSS INCOME		\$	73,200.00

EXPENSES			
TAXES	\$	2,300.00	
INSURANCE	\$	1,700.00	
SECURITY AND FIRE MONITORING	\$	701.00	
INTERNET	\$	1,119.00	
ELECTRIC	\$	3,321.00	
WEB HOSTING	\$	388.00	
MISC MAINTENANCE	\$	2,000.00	
AMORTIZED EXPENSES*	\$	1,500.00	
FIRST YEAR INTEREST EXPENSE*	\$	1,032.00	
TOTAL EXPENSES	\$	14,061.00	\$ 14,061.00

YEARLY NET OPERATING INCOME		\$	59,139.00
PURCHASE PRICE		\$	375,000.00
CAPITILIZATION RATE			15.8%

* ESTIMATED LOAN COST OF \$15000.00
AT 7% AMORITIZED OVER 10 YEARS
FOR CONVERTING 2ND FLOOR FOR
OCCUPANCY

ELM STREET SELF STORAGE INCOME

POTENTIAL INCOME DETAILS WITH MARKET INCREASE AND
2ND FLOOR OCCUPANCY

FLOOR	UNIT NUMBER	SIZE	POTENTIAL MONTHLY INCOME w MARKET INCREASES AND 2ND FLOOR OCCUPANCY
GROUND		1 4X5	\$35.00
GROUND		2 5X5	\$35.00
GROUND		3 7X10	\$85.00
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		20 4X5	\$35.00
GROUND		21 7.5 X8	\$80.00
GROUND		22 7X8	\$80.00
GROUND		23 10X10	\$100.00
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
FIRST		39 14X19	\$150.00
FIRST		40 14X19	\$150.00
FIRST		41 26X30	\$300.00
FIRST		42 26X30	\$300.00
FIRST		43 26X30	\$300.00
FIRST		44 26X30	\$300.00
FIRST		45 12X15	\$125.00
FIRST		46 12X15	\$115.00
SECOND		47 14X19	\$100.00
SECOND		48 14X19	\$100.00
SECOND		49 26X30	\$250.00
SECOND		50 26X30	\$250.00
SECOND		51 26X30	\$250.00
SECOND		52 26X30	\$250.00
SECOND		53 12X15	\$75.00
SECOND		54 12X15	\$65.00
TOTAL			\$6,100.00