



Income & Expense Statement Yearly
 Parklane Place 40 Unit Apartment Building
 Investment Analysis Rental Units Example

March 23, 2008
 Investor Pro
 Rental Apartment Building

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 |
|---------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| REVENUE | | | | | | | | | | | |
| One bedroom units | 270,000 | 280,800 | 291,900 | 303,600 | 315,900 | 328,500 | 341,700 | 355,200 | 369,600 | 384,300 | 399,600 |
| Two bedroom Units | 198,000 | 205,920 | 214,200 | 222,660 | 231,660 | 240,840 | 250,560 | 260,640 | 270,900 | 281,880 | 293,040 |
| Laundry | 7,200 | 7,560 | 7,939 | 8,333 | 8,750 | 9,187 | 9,648 | 10,133 | 10,637 | 11,170 | 11,726 |
| Parking | 24,000 | 25,200 | 26,460 | 27,786 | 29,172 | 30,630 | 32,160 | 33,768 | 35,460 | 37,230 | 39,096 |
| Potential Gross Income | 499,200 | 519,480 | 540,499 | 562,379 | 585,482 | 609,157 | 634,068 | 659,741 | 686,597 | 714,580 | 743,462 |
| Less: Vacancy & Credit Loss Allowance | 11,556 | 12,020 | 12,502 | 13,002 | 13,530 | 14,071 | 14,640 | 15,227 | 15,838 | 16,477 | 17,135 |
| Effective Gross Income | 487,644 | 507,460 | 527,997 | 549,377 | 571,952 | 595,086 | 619,428 | 644,514 | 670,759 | 698,102 | 726,327 |
| Operating Expenses | | | | | | | | | | | |
| Property Taxes | 35,000 | 36,400 | 37,856 | 39,370 | 40,945 | 42,583 | 44,286 | 46,058 | 47,900 | 49,816 | 51,809 |
| Insurance | 12,000 | 12,600 | 13,230 | 13,892 | 14,586 | 15,315 | 16,081 | 16,885 | 17,729 | 18,616 | 19,547 |
| Maintenance | 26,000 | 27,040 | 28,122 | 29,246 | 30,416 | 31,633 | 32,898 | 34,214 | 35,583 | 37,006 | 38,486 |
| Resident Caretaker | 36,000 | 37,440 | 38,938 | 40,495 | 42,115 | 43,800 | 45,552 | 47,374 | 49,269 | 51,239 | 53,289 |
| Property Management | 19,506 | 20,298 | 21,120 | 21,975 | 22,878 | 23,803 | 24,777 | 25,781 | 26,830 | 27,924 | 29,053 |
| Other Expenses | 39,936 | 41,558 | 43,240 | 44,990 | 46,839 | 48,733 | 50,725 | 52,779 | 54,928 | 57,166 | 59,477 |
| | 168,442 | 175,337 | 182,505 | 189,969 | 197,779 | 205,867 | 214,320 | 223,091 | 232,239 | 241,768 | 251,661 |
| Net Operating Income | 319,202 | 332,123 | 345,492 | 359,408 | 374,173 | 389,220 | 405,108 | 421,423 | 438,520 | 456,335 | 474,667 |



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| REVENUE | | | | | | | | | | | |
| Potential Gross Income | 499,200 | 519,480 | 540,499 | 562,379 | 585,482 | 609,157 | 634,068 | 659,741 | 686,597 | 714,580 | 743,462 |
| Less: Vacancy & Credit Loss Allowance | 11,556 | 12,020 | 12,502 | 13,002 | 13,530 | 14,071 | 14,640 | 15,227 | 15,838 | 16,477 | 17,135 |
| Effective Gross Income | 487,644 | 507,460 | 527,997 | 549,377 | 571,952 | 595,086 | 619,428 | 644,514 | 670,759 | 698,102 | 726,327 |
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