



**Projection Descriptions**  
Parklane Place 40 Unit Apartment Building  
Investment Analysis Rental Units Example

March 23, 2008  
Investor Pro  
Rental Apartment Building

**EXPENSES PROJECTIONS**

**Property Taxes**

Entry Choice: \$ per Year

Year 1 Jun \$35,000.00 per Year paid every 12 months  
Compounding at 4.00% per year for next 9 years and 7 months

**Insurance**

Entry Choice: \$ per Year

Year 1 Jan \$12,000.00 per Year paid every 12 months  
Compounding at 5.00% per year for next 10 years

**Maintenance**

Entry Choice: \$ per Unit x Total No.of Units per Year

Quantity: 40

Year 1 Jan \$650.00 per Unit x Total No.of Units per Year paid monthly for 12 months  
Compounding at 4.00% per year for next 10 years

**Resident Caretaker**

Entry Choice: \$ per Month

Year 1 Jan \$3,000.00 per Month paid monthly for 12 months  
Compounding at 4.00% per year for next 10 years

**Property Management**

Entry Choice: % of Effective Gross Income

Year 1 Jan 4.00% of Effective Gross Income  
Constant for next 10 years and 11 months

**Other Expenses**

Entry Choice: % of Potential Gross Income

Year 1 Jan 8.00% of Potential Gross Income  
Constant for next 10 years and 11 months

**REVENUE PROJECTIONS**

**One bedroom units**

Entry Choice: \$ per Unit per Month



### Projection Descriptions

Parklane Place 40 Unit Apartment Building  
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Quantity: 25

Year 1 Jan \$900 per Unit per Month paid monthly for 12 months  
Compounding at 4.00% per year for next 10 years

#### Two bedroom Units

Entry Choice: \$ per Unit per Month

Quantity: 15

Year 1 Jan \$1,100 per Unit per Month paid monthly for 12 months  
Compounding at 4.00% per year for next 10 years

#### Laundry

Entry Choice: \$ per Unit x Total No.of Units per Month

Quantity: 40

Year 1 Jan \$15.00 per Unit x Total No.of Units per Month paid monthly for 12 months  
Compounding at 5.00% per year for next 10 years

#### Parking

Entry Choice: \$ per Space per Month

Quantity: 50

Year 1 Jan \$40.00 per Space per Month paid monthly for 12 months  
Compounding at 5.00% per year for next 10 years