

**Income & Expense Statement Yearly**  
 Plaza 500  
 15,000 Sq. Ft Office Building

February 03, 2011  
 Investor Pro  
 Hold versus Sell Office Monthly

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
<b>REVENUE</b>											
Base Rent	300,000	309,000	318,300	327,750	337,650	347,850	358,200	369,000	380,100	391,500	403,200
Recoverable Expenses	108,750	112,050	115,350	118,800	122,400	126,000	129,900	133,800	137,700	141,900	146,100
<b>Potential Gross Income</b>	<b>408,750</b>	<b>421,050</b>	<b>433,650</b>	<b>446,550</b>	<b>460,050</b>	<b>473,850</b>	<b>488,100</b>	<b>502,800</b>	<b>517,800</b>	<b>533,400</b>	<b>549,300</b>
Less: Vacancy & Credit Loss Allowance	-	-	-	-	-	-	-	-	-	-	-
<b>Effective Gross Income</b>	<b>408,750</b>	<b>421,050</b>	<b>433,650</b>	<b>446,550</b>	<b>460,050</b>	<b>473,850</b>	<b>488,100</b>	<b>502,800</b>	<b>517,800</b>	<b>533,400</b>	<b>549,300</b>
<b>Operating Expenses</b>											
TIM's	120,000	123,600	127,350	131,100	135,000	139,050	143,250	147,600	151,950	156,600	161,250
	120,000	123,600	127,350	131,100	135,000	139,050	143,250	147,600	151,950	156,600	161,250
<b>Net Operating Income</b>	<b>288,750</b>	<b>297,450</b>	<b>306,300</b>	<b>315,450</b>	<b>325,050</b>	<b>334,800</b>	<b>344,850</b>	<b>355,200</b>	<b>365,850</b>	<b>376,800</b>	<b>388,050</b>
<b>Interest on Mtce Reserve Account</b>	<b>6,828</b>	<b>8,897</b>	<b>4,064</b>	<b>4,167</b>	<b>4,273</b>	<b>4,381</b>	<b>4,491</b>	<b>4,605</b>	<b>4,722</b>	<b>4,841</b>	<b>-</b>
<b>Net Income</b>	<b>295,578</b>	<b>306,347</b>	<b>310,364</b>	<b>319,617</b>	<b>329,323</b>	<b>339,181</b>	<b>349,341</b>	<b>359,805</b>	<b>370,572</b>	<b>381,641</b>	<b>388,050</b>