



Income & Expense Statement

June 08, 2008
Developer Pro
Quick Proforma Retail

STABLIZED ANNUAL INCOME & EXPENSE

		<u>12 Months</u>
POTENTIAL GROSS INCOME		
Rental Income	\$ 27.00 per Sq. Ft per Yr x 21,000 Sq. Ft	\$ 567,000
Recoverable Expenses (TIM's)	\$ 10.00 per Sq. Ft per Yr x 21,000 Sq. Ft	210,000
		<u>777,000</u>
 Less: Vacancy & Credit Loss		
Rental Income	5.00% x \$ 567,000	28,350
Recoverable Expenses (TIM's)	5.00% x \$ 210,000	10,500
		<u>38,850</u>
Effective Gross Income		738,150
 OPERATING EXPENSES		
Taxes	\$ 145,000 per Yr	145,000
Insurance	\$ 18,000 per Yr	18,000
Maintenance	\$ 2.00 per Sq. Ft per Yr x 21,000 Sq. Ft	42,000
Property Management	5.00% of EGI of \$ 738,150	36,908
		<u>241,908</u>
Net Operating Income		496,242