



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

March 22, 2008
Investor Pro
Rental Apartment Building Monthly

EXPENSES PROJECTIONS

Property Taxes

Entry Choice: \$ per Year

Year 1 Jan \$95,000.00 per Year paid every 12 months
Compounding at 4.00% per year for next 10 years

Insurance

Entry Choice: \$ per Year

Year 1 Jan \$45,000.00 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 \$400.00 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 3.00% of Potential Gross Income
Constant for next 10 years and 11 months

REVENUE PROJECTIONS

One bedroom units

Entry Choice: \$ per Unit per Month



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Quantity: 25

Year 1 Jan \$900 per Unit per Month paid monthly for 12 months
Compounding at 3.00% 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