

Investor Pro & Express Projection Wizard Video Tutorial Manual August 2011

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PROJECTION WIZARD. VIDEO TUTORIAL EXAMPLES

This manual should be used while watching the Investor Pro video tutorial "Using Projection Wizard".

The video shows how to use Projection Wizard in:

1. Yearly templates. Yearly projections of revenues and expenses
2. Monthly templates. Monthly projections of revenues and expenses

This manual shows:

1. The expenses and revenue entries and projections being entered in "Projection Wizard"
2. The entries in Projection Wizard

INVESTOR PRO. YEARLY PROJECTIONS EXAMPLES

The Projection Wizard video shows how to enter the following yearly expenses and revenues using "Projection Wizard".

Expenses

Property Taxes: \$25,000 per year increasing at 3.00% per year compounding

Insurance: \$18,000 per year increasing at 3.00% per year compounding for 3 years then 5.00%

Maintenance: \$1,200 per month increasing at 3.00% per year compounding

Utilities: \$3,500 per month increasing at 2.00% compounding for two years then 4.50%

Property Management: 5.00%

Leasing Fee: Year 2 \$12,000 (Exclude from the Net Operating Income)

Revenues

Office Area

Base Rent: \$20 psf per yr for five years. At the end of the first 5 years the rent is increased by 3.00% compounding for 5 years and then constant for the remaining time period

Free Rent: Year 1. First two months (17%)

Recoverable Expenses: \$6.00 psf per yr increasing at 3.50% per year compounding

Apartments

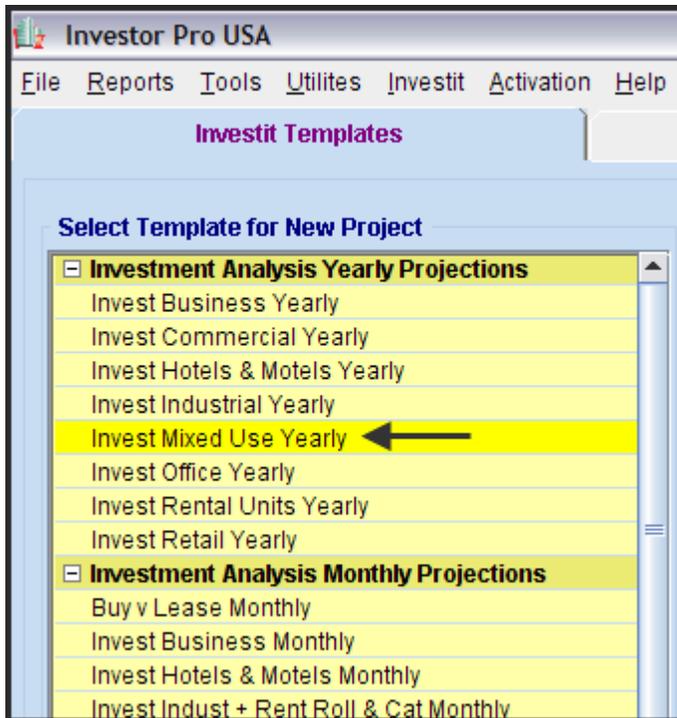
Rent: \$850 per month increasing at 4.00% per yr compounding

Parking: 50 spaces

\$30 per space per month increasing at 4.00% per year compounding

Projection Wizard Yearly Template

The yearly template used in the video is “Invest Mixed Use Yearly” which is opened from the Investit Template List as shown below.



Projection Wizard Entries. Yearly Examples

Expense Projections

Property Taxes: \$25,000 per year increasing at 3.00% per year compounding

Projection Wizard Entries

Inflate	Project Entry Using...	Increase	Starting Year	Time Period		Cont. Proj.
Amount				To End	Yrs	
→ \$ 25,000	Annual Compounding	→ 3.00%	Year 1	<input checked="" type="checkbox"/>	11	

If you click on the "Projection Description" button you can check your projection.

Projection Description

Property Taxes
Entry Choice: Amount

Year 1	\$25,000
--------	----------

Compounding at 3.00% per year for next 10 years

Utilities: \$3,500 per month increasing at 2.00% compounding for two years then 4.50% per year compounding.

Projection Wizard Entries

Projection Wizard

Entry Information

Description: Utilities

Entry Choice: \$ per Mo

Projection

Entry	Project Entry Using...	Increase	Starting Year	Time Period		Cont. Proj.
				To End	Yrs	
\$ 3,500	Annual Compounding	2.00%	Year 1	2	2	<input checked="" type="checkbox"/>
	Annual Compounding	4.50%	Year 3	9	9	<input checked="" type="checkbox"/>

Select ↑
↑ Select

Property Management: 5.00% of Effective Gross Income

Projection Wizard Entries

Projection Wizard

Entry Information

Description: Property Management

Entry Choice: % of Effective Gross Income

Projection

%	Project Entry Using...	Increase	Starting Year	Time Period		Cont. Proj.
				To End	Yrs	
5.00%	Constant (Fill Right)		Year 1	11	11	<input checked="" type="checkbox"/>

Select ↑
↑ Check

Revenue Projections

The revenue projections are:

Office Area

Base Rent: \$20 psf per yr for five years. At the end of the first 5 years the rent is increased by 3.00% compounding for 5 years and then constant for the remaining time period

Free Rent: Year 1. First two months (17%)

Recoverable Expenses: \$6.00 psf per yr increasing at 3.50% per year compounding

Apartments

Rent: \$850 per month increasing at 4.00% per yr compounding

Parking: 50 spaces

\$30 per space per month increasing at 4.00% per year compounding

Revenue Projections. Office Area

Base Rent: \$20 psf per yr for five years. At the end of the first 5 years the rent is increased by 3.00% compounding for 5 years and then constant for the remaining time period.

Projection Wizard

Entry Information

Description: Base Rent (Office)

Entry Choice: \$ per Unit of Total Rentable Area (Office) per Yr

1) Select "Stepped Proj.(Lease)"

Projection

Entry	Project Entry Using...	Increase	Term	Starting Year	Time Period		
					To End	Yrs	Cont. Proj.
\$ 0.00	Constant (Fill Right)			Year 1		1	

Select →

- Constant (Fill Right)
- Annual Compounding
- Uniform % Increase
- Uniform \$ Increase
- Stepped Proj. (Lease)**
- Single Entry, No Proj.

Stepped Projection

New value at "End of Term" based on:

Annual Compounding Rate Increase ←

Enter Value

\$ Increase

% Increase

No. of Time Periods:

Hide Example ←

2)

Stepped Projection using "Annual Compounding Rate Increase"

New Value using "Annual Compounding Rate" of 4% for 3 years.

\$10 per Sq. Ft. per Yr. 4% Compounding per Yr. **New Value: \$11.25 per Sq. per Yr.**

Time Period 1: Three years

Time Period 2: Four years

OK Cancel Help

Projection Wizard

Entry Information

Description: Base Rent (Office)

Entry Choice: \$ per Unit of Total Rentable Area (Office) per Yr

3) Complete the projection

Projection

Entry	Project Entry Using...	Increase	Term	Starting Year	Time Period		
					To End	Yrs	Cont. Proj.
\$ 20.00	Stepped Proj. (Lease)	3.00%	1	Year 1	5		
			2	Year 6	6	<input checked="" type="checkbox"/>	

Select →

Check →

Free Rent: Year 1. First two months (17% of the yearly rent)

Enter directly in the Revenue Grid

Projection Wizard Entries

Project Info.	Investor	Investment	Replacement Reserve	Expenses	Revenue			
Revenue								
Description	Entry Choice	Qty	NOI	Year 1 Jan...	Year 2 Jan...	Year 3 Jan...	Year 4 Jan...	Y
Base Rent (Office)	\$ per Unit of Total Rentable Area (Office) per Yr	7,500	<input checked="" type="checkbox"/>	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	
Free Rent	% of Rent	—		17.00%	0.00%	0.00%	0.00%	

Recoverable Expenses: \$6.00 psf per yr increasing at 3.50% per year compounding

Projection Wizard Entries

Projection Wizard

Entry Information

Description: Recov. Expenses (Office)

Entry Choice: \$ per Unit of Total Rentable Area (Office) per Yr

Projection

Entry	Project Entry Using...	Increase	Time Period			Cont. Proj.
			Starting Year	To End	Yrs	
→ \$ 6.00	Annual Compounding <input type="text"/>	→ 3.50%	Year 1 <input type="text"/>	<input checked="" type="checkbox"/>	11 <input type="text"/>	

Select ↑
Check ↑

Revenue Projections. Apartments

Rent: \$850 per month increasing at 4.00% per yr compounding

Projection Wizard Entries

The screenshot shows the 'Projection Wizard' interface. Under 'Entry Information', the description is 'Residential Rental Units' and the entry choice is '\$ per Unit x Total No.of Units per Mo'. The 'Projection' section contains a table with the following data:

Entry	Project Entry Using...	Increase	Starting Year	To End	Yrs	Cont. Proj.
\$ 850	Annual Compounding	4.00%	Year 1	<input checked="" type="checkbox"/>	11	

Annotations: An arrow labeled 'Select' points to the 'Project Entry Using...' dropdown, and an arrow labeled 'Check' points to the 'To End' checkbox.

Parking: 50 spaces

\$30 per space per month increasing at 4.00% per year compounding

Projection Wizard Entries

The screenshot shows the 'Projection Wizard' interface. Under 'Entry Information', the description is 'Parking' and the entry choice is '\$ per Space per Mo'. The 'Projection' section contains a table with the following data:

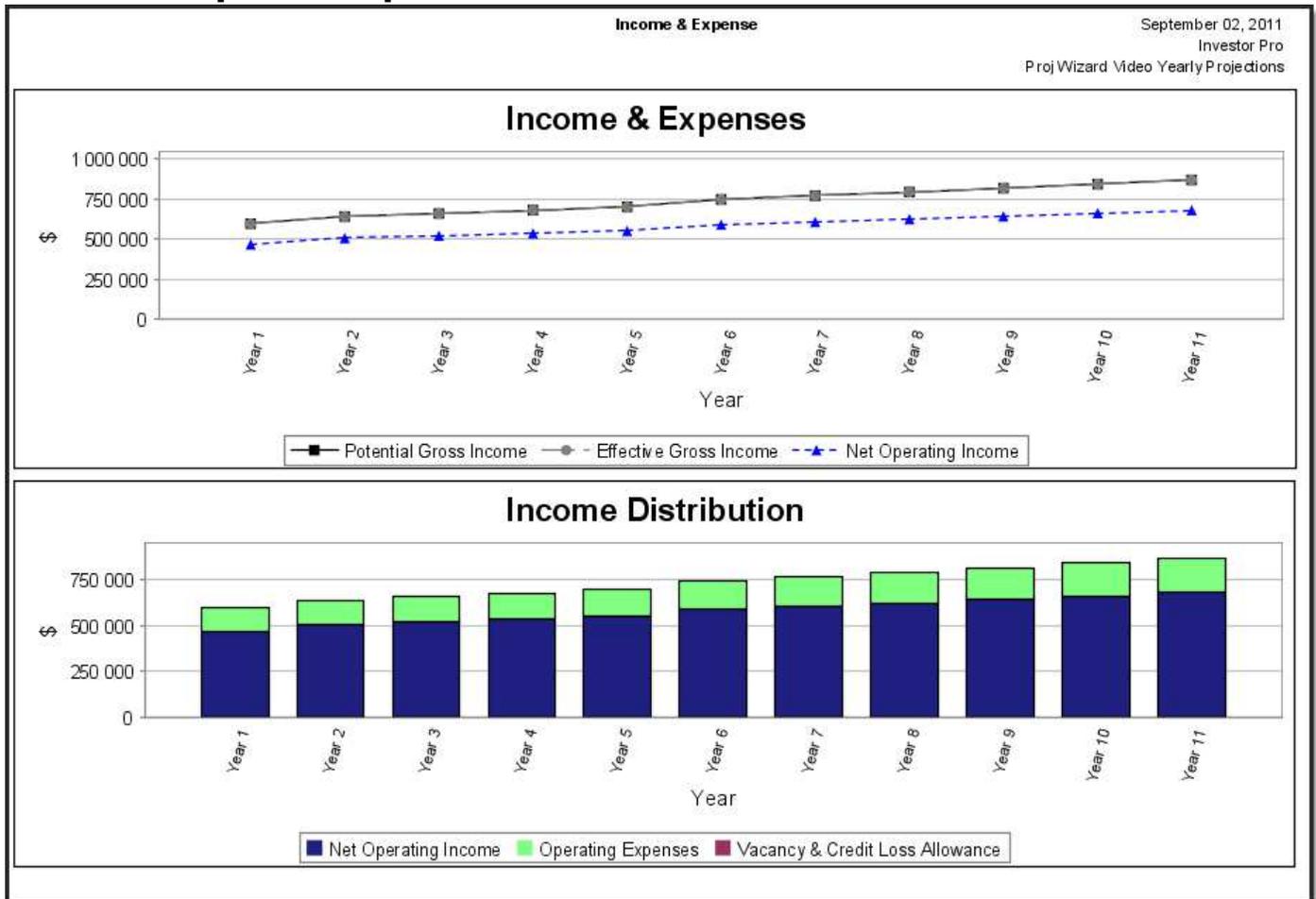
Entry	Project Entry Using...	Increase	Starting Year	To End	Yrs	Cont. Proj.
\$ 30.00	Annual Compounding	4.00%	Year 1	<input checked="" type="checkbox"/>	11	

Annotations: An arrow labeled 'Select' points to the 'Project Entry Using...' dropdown, and an arrow labeled 'Check' points to the 'To End' checkbox.

Income & Expense Statement

Income & Expense Statement Yearly											September 02, 2011
											Investor Pro
											Proj Wizard Video Yearly Projections
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
REVENUE											
Base Rent (Office)	124,500	150,000	150,000	150,000	150,000	173,925	173,925	173,925	173,925	173,925	173,925
Recov. Expenses (Office)	45,000	46,575	48,225	49,875	51,675	53,475	55,350	57,225	59,250	61,350	63,450
Residential Rental Units	408,000	424,320	441,120	458,880	477,120	496,320	516,480	537,120	558,240	580,800	603,840
Parking	18,000	18,720	19,470	20,250	21,060	21,900	22,776	23,688	24,636	25,620	26,646
Potential Gross Income	595,500	639,615	658,815	679,005	699,855	745,620	768,531	791,958	816,051	841,695	867,861
Less: Vacancy & Credit Loss Allowance	-	-	-	-	-	-	-	-	-	-	-
Effective Gross Income	595,500	639,615	658,815	679,005	699,855	745,620	768,531	791,958	816,051	841,695	867,861
Operating Expenses											
Property Taxes	25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619	33,598
Insurance	18,000	18,540	19,096	20,051	21,053	22,106	23,211	24,372	25,590	26,870	28,213
Maintenance	14,400	14,832	15,276	15,732	16,212	16,692	17,196	17,712	18,240	18,792	19,356
Utilities	42,000	42,840	44,772	46,788	48,888	51,084	53,388	55,788	58,296	60,924	63,660
Property Management	29,775	31,981	32,941	33,950	34,993	37,281	38,427	39,598	40,803	42,085	43,393
	129,175	133,943	138,608	143,839	149,284	156,145	162,073	168,217	174,598	181,290	188,220
Net Operating Income	466,325	505,672	520,207	535,166	550,571	589,475	606,458	623,741	641,453	660,405	679,641
Less: Expense not included in NOI											
Leasing Fee	-	12,000	-	-	-	-	-	-	-	-	-
	-	12,000	-	-	-	-	-	-	-	-	-
Net Income	466,325	493,672	520,207	535,166	550,571	589,475	606,458	623,741	641,453	660,405	679,641

Income & Expense Graph



Projection Description Report

You can print the "Projections Descriptions" to check that your entries and projections in Projection Wizard are correct.



Projection Descriptions		August 31, 2011
		Investor Pro
EXPENSES PROJECTIONS	Proj Wizard Video Yearly Projections	
Property Taxes		
Entry Choice: Amount		
Year 1	\$25,000	
Compounding at 3.00% per year for next 10 years		
Insurance		
Entry Choice: Amount		
Year 1	\$18,000	
Compounding at 3.00% per year for next 2 years		
then Compounding at 5.00% per year for next 8 years		
Maintenance		
Entry Choice: \$ per Month		
Year 1	\$1,200 per Month for 1 year	
Compounding at 3.00% per year for next 10 years		
Utilities		
Entry Choice: \$ per Month		
Year 1	\$3,500 per Month for 1 year	
Compounding at 2.00% per year for next 1 year		
then Compounding at 4.50% per year for next 9 years		
Property Management		
Entry Choice: % of Effective Gross Income		
Year 1	5.00% of Effective Gross Income	
Constant per year for next 10 years		
Leasing Fee		
Entry Choice: Amount		
Year 2	\$12,000 Single Entry	

INVESTOR PRO. MONTHLY PROJECTIONS EXAMPLES

The Projection Wizard video shows how to enter the following monthly expenses and revenues using "Projection Wizard".

Expenses

Property Taxes: Year 1 June \$35,000 Increasing at 3.00% compounding per year for 4 years then 4.00%

Insurance: Year 1 Jan \$20,000 increasing at 5.00% per year compounding

Maintenance: \$600 per month for year 1 then increasing at 4.00% per year compounding

Property Management: 4.00% of Effective Gross Income

Snow Removal: Year 1 Jan \$7,000, Feb \$5,000 Dec: \$6,000 increasing at 3.00% per year compounding

Leasing Fee: Year 5 Aug \$30,000

Revenues

Tenant 1: Rentable Area 25,000 Sq. Ft

Base Rent: \$9.00 psf per yr for 1 year and 5 months. Increased to \$11 psf per year for five years then \$13 psf per yr.

Recoverable Expenses

\$3.00 psf per yr increasing at 3.00% per year compounding

Tenant 2. Current tenant. Rentable Area 15,000 Sq. Ft

Base Rent

\$10.00 psf per yr for 1 year and 4 months.

Next 3 years: Rent increase 6.00% based on the previous rent of \$10.00 psf. per yr.

Tenant moves out at the end of the three years and it will take 3 months to re-rent the space.

Tenant 2. New tenant

Base Rent:

Re-rented starting Year 5 Aug for \$12 psf per yr for five years followed by another five years based on a 4.00% compounding increase per year.

Free Rent: Two months. Year 5 Aug & Sept.

Recoverable Expenses

\$3.00 psf per yr increasing at 3.00% per year compounding.

Projection Wizard Monthly Template

The monthly template used in the video is "Invest Indust +Rent Roll & Cat Monthly" which is opened from the Investit Templates List as shown below.



Projection Wizard Entries. Monthly Examples

Expense projections

Property Taxes: Year 1 June \$35,000 Increasing at 3.00% compounding per year for 4 years then 4.00%

Use "Paid ... Every 12 Months"

Projection Wizard Entries

Paid	Project Entry Using...	Amount	Start Date		Time Period			Increase	Cont. Proj.
			Year	Month	To End	Yrs	Mos		
Every 12 Months	Annual Compounding	\$ 35,000	Year 1	Jun	<input checked="" type="checkbox"/>	4	3.00%	<input checked="" type="checkbox"/>	
	Annual Compounding		Year 5	Jun	<input checked="" type="checkbox"/>	7	4.00%		

Insurance: Year 1 Jan \$20,000 increasing at 5.00% per year compounding

Use "Paid ... Every 12 Months"

Projection Wizard Entries

Paid	Project Entry Using...	Amount	Start Date		Time Period			Increase	Cont. Proj.
			Year	Month	To End	Yrs	Mos		
Every 12 Months	Annual Compounding	\$ 20,000	Year 1	Jan	<input checked="" type="checkbox"/>	11	5.00%		

Maintenance: \$600 per month for year 1 then increasing at 4.00% per year compounding

Use "Paid ... Monthly for 12 Months"

Projection Wizard Entries

Projection Wizard

Entry Information

Description: Maintenance
 Entry Choice: \$ per Mo

Projections

Paid	Project Entry Using...	Entry	Start Date		Time Period			Increase	Cont. Proj.
			Year	Month	To End	Yrs	Mos		
Monthly for 12 Months	Annual Compounding	\$ 600	Year 1	Jan	<input checked="" type="checkbox"/>	11	0	4.00%	

Select ↑ Select ↑ Check ↑

Property Management: 4.00% of Effective Gross Income

Use "Paid ... Monthly for 12 Months"

Projection Wizard Entries

Projection Wizard

Entry Information

Description: Property Management
 Entry Choice: % of Effective Gross Income

Projections

Enter	Project Entry Using...	%	Start Date		Time Period			Increase	Cont. Proj.
			Year	Month	To End	Yrs	Mos		
Monthly for 12 Months	Constant (Fill Right)	4.00%	Year 1	Jan	<input checked="" type="checkbox"/>	11	0		

Select ↑ Select ↑ Check ↑

Snow Removal: Year 1 Jan \$7,000, Feb \$5,000 Dec \$6,000 increasing at 3.00% per year compounding

Select "Project Entry Using ...Enter Year by the Month" option.

Projection Wizard Entries

1) Select →

2) Enter

Month	Monthly Rate
Year 1 - Jan	\$ 7,000
Year 1 - Feb	\$ 5,000
Year 1 - Mar	\$ 0
Year 1 - Apr	\$ 0
Year 1 - May	\$ 0
Year 1 - Jun	\$ 0
Year 1 - Jul	\$ 0
Year 1 - Aug	\$ 0
Year 1 - Sep	\$ 0
Year 1 - Oct	\$ 0
Year 1 - Nov	\$ 0
Year 1 - Dec	\$ 6,000

Select "Enter Year by the Month"

3) Complete the projection

Select ↑

Check ↑

Paid	Project Entry Using...	Entry	Start Date		Time Period			Increase	Cont. Proj.
			Year	Month	To End	Yrs	Mos		
Monthly for 12 Months	Enter Yr. by the Month		Year 1	Jan				<input type="checkbox"/>	
	Annual Compounding		Year 2	Jan	<input checked="" type="checkbox"/>	10	0	→ 3.00%	

Revenue projections

Tenant 1: Rentable Area 25,000 Sq. Ft

Base Rent: \$9.00 psf per yr for 1 year and 5 months. Increased to \$11 psf per year for five years then \$13 psf per yr

Select "Project Entry Using ...Stepped Projection Lease" option.

Projection Wizard Entries

Projections

Paid	Project Entry Using...	Entry	Term	Start Date		Time Period			Increase
				Year	Month	To End	Yrs	Mos	
Monthly for 12 Months	Constant (Fill Right)	\$ 0.00		Year 1	Jan		1	0	

Select → **1) Select "Stepped Proj. (Lease)"**

Constant (Fill Right)
 Annual Compounding
 Uniform % Increase
 Uniform \$ Increase
 Stepped Proj. (Lease)
 Enter Yr by the Month
 Single Entry. No Proj.

Stepped Projection

New value at "End of Term" based on:

Annual Compounding Rate Increase
 Enter Value ← **2)**
 \$ Increase
 % Increase

No. of Time Periods: Hide Example <-

Stepped Projection for "Enter value"

New Value using "Enter Value" of \$15.00

\$10 per Sq. Ft. per Yr. **New Value: \$15.00 per Sq. Ft. per Yr**

Time Period 1: Three years | Time Period 2: Four years

OK Cancel Help

Projection Wizard

Entry Information

Unit/Suit No.: Tenant 1
 Description: Base Rent
 Entry Choice: \$ per Unit of Tenant's Rentable Area per Yr

3) Complete Projection Wizard

Projections

Paid	Project Entry Using...	Entry	Term	Start Date		Time Period			Increase	Cont. Proj.
				Year	Month	To End	Yrs	Mos		
Monthly	Stepped Proj. (Lease)	\$ 9.00	1	Year 1	Jan	1	5		\$ 11.00	
			2	Year 2	Jun	5	0		\$ 13.00	
			3	Year 7	Jun	4	7			

Recoverable Expenses: \$3.00 psf per yr increasing at 3.00% per year compounding

Select "Paid ... Monthly for 12 Months"

Projection Wizards Entries

Projection Wizard

Entry Information

Unit/Suit No.: Tenant 1
Description: Recoverable Expenses
Entry Choice: \$ per Unit of Tenant's Rentable Area per Yr

Projections

Paid	Project Entry Using...	Entry	Start Date		Time Period			Increase	Cont. Proj.
			Year	Month	To End	Yrs	Mos		
Monthly for 12 Months	Annual Compounding	→ \$ 3.00	Year 1	Jan	<input checked="" type="checkbox"/>	11	0	→ 3.00%	

Select ↑ Select ↑ Check ↑

Tenant 2. Rentable Area 15,000 Sq. Ft

Base Rent

\$10.00 psf per yr for 1 year and 4 months. Next 3 years: Rent increase 6.00% based on the previous rent.

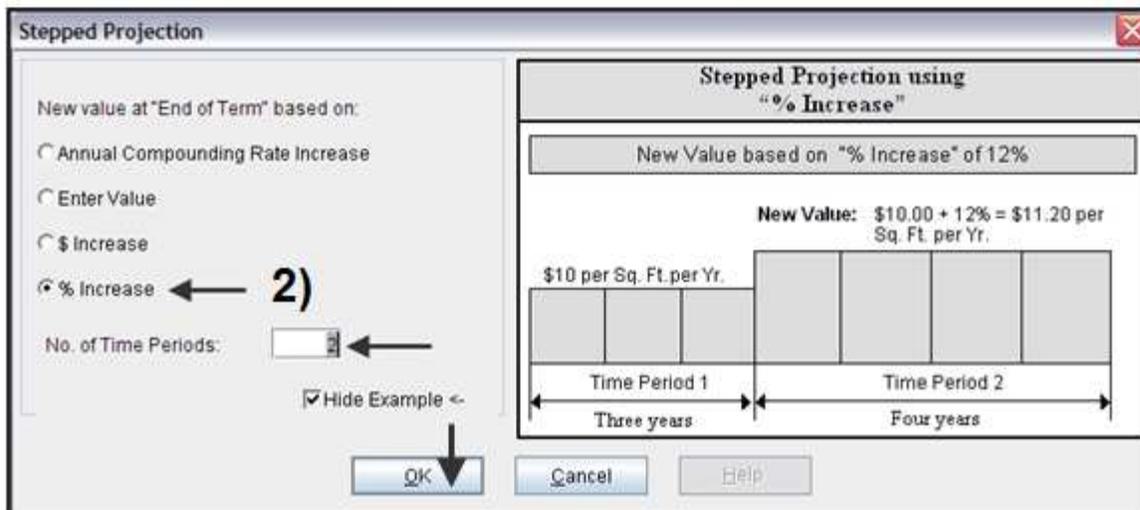
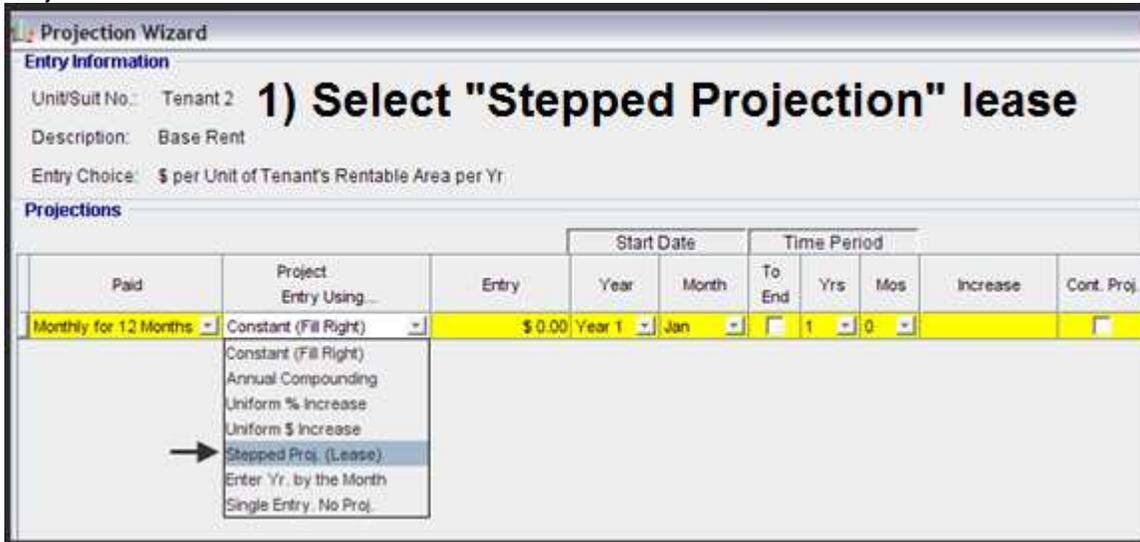
Tenant moves out at the end of the three years. The estimate is that it will take 3 months to rent the vacated space.

Re-rented starting Year 5 Aug for \$12 psf per yr for five years followed by another five years based on a 4.00% compounding increase per year..

Select "Project Entry Using ...Stepped Projection Lease" option.

Existing Tenant

Projection Wizards Entries



3) Complete the lease for the existing tenant

Projections

Paid	Project Entry Using...	Entry	Term	Start Date		Time Period			Increase	Cont. Proj
				Year	Month	To End	Yrs	Mos		
Monthly	Stepped Proj. (Lease)	\$ 10.00	1	Year 1	Jan		1	4	6.00%	
			2	Year 2	May	<input checked="" type="checkbox"/>	3	0		

Select ↑

4) Click on "New Projection" to start the next lease

Edit Stepped Projection
New Projection
Insert Projection
Projection Description

Delete Projection
Delete All Projections

Tenant moves out at the end of the three years. Takes 3 months to rent the vacated space.

New tenant starts Year 5 Aug for \$12 psf per yr for five years followed by another five years based on a 4.00% compounding increase per year..

5) Start the new lease by:

a) Clicking on the "New Projection" button
b) Selecting "Project Entry Using... Stepped Proj. (Lease)"

Projection Wizard

Entry Information

Unit/Suit No.: Tenant 2
 Description: Base Rent
 Entry Choice: \$ per Unit of Tenant's Rentable Area per Yr

Projections

Paid	Project Entry Using...	Entry	Term	Start Date		Time Period			Increase	Cont. Proj
				Year	Month	To End	Yrs	Mos		
Monthly	Stepped Proj. (Lease)	\$ 10.00	1	Year 1	Jan		1	4	6.00%	
			2	Year 2	May	<input checked="" type="checkbox"/>	3	0		
Monthly for 12 Months	Constant (Fill Right)	\$ 0.00		Year 5	May	<input type="checkbox"/>	1	0		<input type="checkbox"/>

Constant (Fill Right)
 Annual Compounding
 Uniform % Increase
 Uniform \$ Increase
 Stepped Proj. (Lease) ← b) Select "Stepped Proj. (Lease)"
 Enter Yr. by the Month
 Single Entry. No Proj.

a) Click on "New Projection" to start the new lease

New Projection
Insert Projection
Projection Description

Delete Projection
Delete All Projections

Stepped Projection

New value at "End of Term" based on:

Annual Compounding Rate Increase
 Enter Value **6) Set up the lease**
 \$ Increase
 % Increase ← **Select**

No. of Time Periods: ← **Enter**

Hide Example ←

**Stepped Projection using
"% Increase"**

New Value based on "% Increase" of 12%

New Value: \$10.00 + 12% = \$11.20 per Sq. Ft. per Yr.

\$10 per Sq. Ft. per Yr.

Time Period 1: Three years
Time Period 2: Four years

OK Cancel Help

Projection Wizard

Entry Information

Unit/Suit No.: Tenant 2

Description: Base Rent

Entry Choice: \$ per Unit of Tenant's Rentable Area per Yr

7) Enter new Lease starting Year 5 August
(The space is vacant for 3 months after the existing tenant vacates)

Projections

Paid	Project Entry Using...	Entry	Term	Start Date		Time Period			Increase	Cont. Proj.
				Year	Month	To End	Yrs	Mos		
Monthly	Stepped Proj. (Lease)	\$ 10.00	1	Year 1	Jan		1	4	6.00%	
			2	Year 2	May		3	0		
Monthly	Stepped Proj. (Lease)	\$ 12.00	1	Year 5	Aug		5	0	4.00%	
			2	Year 10	Aug	<input checked="" type="checkbox"/>	1	5		

Change to "Aug" | Check

Free Rent: Two months. Year 5 Aug & Sept.

Select "Project Entry Using ... Single Entry. No Proj." option.

Projection Wizard Entries

Projection Wizard

Entry Information

Unit/Suit No.: Tenant 2
 Description: Free Rent
 Entry Choice: % of Rent

Projections

Enter	Project Entry Using...	%	Start Date		Time Period			Increase	Cont. Proj.
			Year	Month	To End	Yrs	Mos		
Monthly	Single Entry. No Proj.	100.00%	Year 5	Aug			1		
Monthly	Single Entry. No Proj.	100.00%	Year 5	Sep			1		

Use "New Projection" to add the second row

Buttons: Edit Stepped Projection, New Projection, Insert Projection, Projection Description, Delete Projection, Delete All Projections

Recoverable Expenses: \$3.00 psf per yr increasing at 3.00% per year compounding

Use "Paid ... Monthly for 12 Months"

Projection Wizard Entries

Projection Wizard

Entry Information

Unit/Suit No.: Tenant 2
 Description: Recoverable Expenses
 Entry Choice: \$ per Unit of Tenant's Rentable Area per Yr

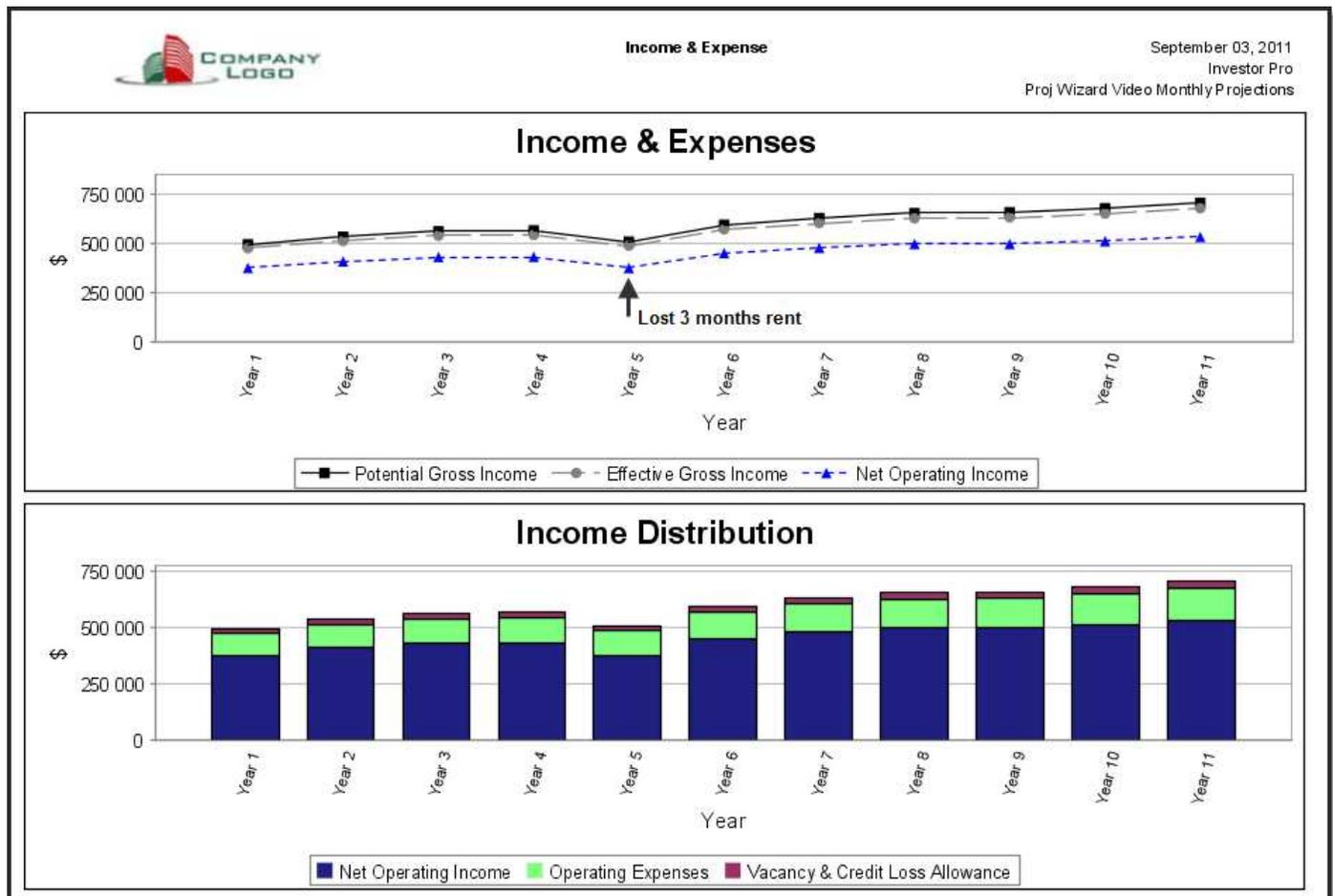
Projections

Paid	Project Entry Using...	Entry	Start Date		Time Period			Increase	Cont. Proj.
			Year	Month	To End	Yrs	Mos		
Monthly for 12 Months	Annual Compounding	\$ 3.00	Year 1	Jan	<input checked="" type="checkbox"/>	11	0	3.00%	

Select Select Check ↑

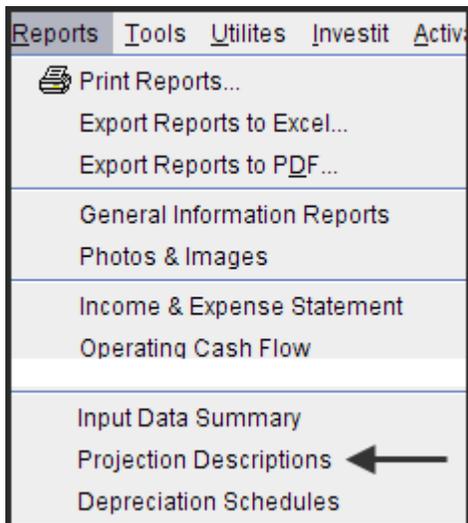
Income & Expense Statement and Graph

		Income & Expense Statement Yearly										September 02, 2011
		Investor Pro										
		Proj Wizard Video Monthly Projections										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	
REVENUE												
General Revenue	-	-	-	-	-	-	-	-	-	-	-	
Rent Roll Revenue	495,000	533,767	561,200	565,200	508,200	594,200	627,367	652,600	657,000	677,650	705,200	
Potential Gross Income	495,000	533,767	561,200	565,200	508,200	594,200	627,367	652,600	657,000	677,650	705,200	
Less: Vacancy & Credit Loss Allowance												
General Revenue	-	-	-	-	-	-	-	-	-	-	-	
Rent Roll Revenue	19,800	21,351	22,448	22,608	20,328	23,768	25,095	26,104	26,260	27,106	28,208	
Effective Gross Income	475,200	512,416	538,752	542,592	487,872	570,432	602,272	626,496	630,720	650,544	676,992	
Operating Expenses												
Property Taxes	35,000	36,050	37,132	38,245	39,775	41,366	43,020	44,741	46,531	48,392	50,328	
Insurance	20,000	21,000	22,050	23,153	24,310	25,526	26,802	28,142	29,549	31,027	32,578	
Maintenance	7,200	7,488	7,788	8,100	8,424	8,760	9,108	9,480	9,852	10,248	10,656	
Property Management	19,008	20,497	21,550	21,704	19,515	22,817	24,091	25,060	25,229	26,022	27,080	
Snow Removal	18,000	18,540	19,096	19,669	20,260	20,867	21,492	22,137	22,802	23,486	24,190	
Net Operating Income	375,992	408,841	431,136	431,721	375,588	451,096	477,759	496,936	496,757	511,369	532,160	
Less: Expense not included in NOI												
Leasing Fee	-	-	-	-	30,000	-	-	-	-	-	-	
Net Income	375,992	408,841	431,136	431,721	345,588	451,096	477,759	496,936	496,757	511,369	532,160	



Projection Description Report

You can print the "Projections Descriptions" to check that your entries and projections in Projection Wizard are correct.



Projection Description: August 31, 2011
Investor Pro
Proj Wizard Video Monthly Projections

EXPENSES PROJECTIONS

Property Taxes
Entry Choice: Amount
Year 1 Jun \$35,000 paid every 12 months
 Compounding at 3.00% per year for next 3 years
 then Compounding at 4.00% per year paid every 12 months for next 6 years and 7 months

Insurance
Entry Choice: Amount
Year 1 Jan \$20,000 paid every 12 months
 Compounding at 5.00% per year for next 10 years

Maintenance
Entry Choice: \$ per Month
Year 1 Jan \$800 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 for 12 months
 Constant per year for next 10 years

Correcting mistakes in the Projection Wizard

Often the quickest way to correct a mistake is to:

1. Delete the projection and...
2. Re-enter the projection

Example: In the following projection I need to change the Time Period from 3 to 5 years

Projection Wizard

Entry Information
 Unit/Suit No.: Tenant 2
 Description: Base Rent
 Entry Choice: \$ per Unit of Tenant's Rentable Area per Yr

Projections

Paid	Project Entry Using...	Entry	Term	Start Date		Time Period			Increase	Cont. Proj.
				Year	Month	To End	Yrs	Mos		
Monthly	Stepped Proj. (Lease)	\$ 10.00	1	Year 1	Jan		1	4	6.00%	
			2	Year 2	May		3	0		
Monthly	Stepped Proj. (Lease)	\$ 12.00	1	Year 5	Aug		5	0	4.00%	
			2	Year 10	Aug	<input checked="" type="checkbox"/>	1	5		

Should be 5 years not 3 years

Projection Wizard

Entry Information
 Unit/Suit No.: Tenant 2
 Description: Base Rent
 Entry Choice: \$ per Unit of Tenant's Rentable Area per Yr

Projections

Paid	Project Entry Using...	Entry	Term	Start Date		Time Period			Increase	Cont. Proj.
				Year	Month	To End	Yrs	Mos		
Monthly	Stepped Proj. (Lease)	\$ 10.00	1	Year 1	Jan		1	4	6.00%	
			2	Year 2	May		5	0		
Monthly	Stepped Proj. (Lease)	\$ 12.00	1	Year 5	Aug		5	0	4.00%	
			2	Year 10	Aug	<input checked="" type="checkbox"/>	1	5		

Warning Message is displayed when the 3 years is changed to 5 years because the projection exceeds the Analysis Period plus one year (i.e. 11)

Edit Warning

? Extending the Projection Time Period is interfering with future Entries and Projections. Select one of the following:

- Overwrite the future entries and projections
- Delete all Entries and Projections to the Right
- Shift all entries and projections to the Right. Entries and Projections which extend past the Analysis Period will be deleted
- Cancel

Delete All Projections

Rather than trying to figure out the options it is often faster to click on the **Delete All Projections** button and then re-enter the projection.