



EXPENSES PROJECTIONS

Property Taxes

Entry Choice: \$ per Year

Year 1 \$90,000 per Year
Compounding at 4.00% per year for next 2 years
then Compounding at 3.00% per year for next 8 years

Insurance

Entry Choice: \$ per Year

Year 1 \$45,000 per Year
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 \$400 per Unit x Total No.of Units per Year
Compounding at 4.00% per year for next 10 years

Resident Caretaker

Entry Choice: \$ per Month

Year 1 \$3,000 per Month for 1 year
Compounding at 4.00% per year for next 10 years

Property Manager

Entry Choice: % of Effective Gross Income

Year 1 4.00% of Effective Gross Income
Constant per year for next 10 years

Other Expenses

Entry Choice: % of Potential Gross Income

Year 1 3.00% of Potential Gross Income
Constant per year for next 10 years

REVENUE PROJECTIONS

One bedroom Units



Projection Descriptions

Parklane Place 40 Unit Apartment Building
Investment Analysis Rental Units Example

June 08, 2008
Investor Express
Investment Analysis Rental Apartment Building

Entry Choice: \$ per Unit per Month

Quantity: 25

Year 1 \$900 per Unit per Month for 1 year
Compounding at 3.00% per year for next 10 years

Two bedroom Units

Entry Choice: \$ per Unit per Month

Quantity: 15

Year 1 \$1,100 per Unit per Month for 1 year
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 \$15 per Unit x Total No.of Units per Month for 1 year
Compounding at 5.00% per year for next 10 years

Parking

Entry Choice: \$ per Space per Month

Quantity: 50

Year 1 \$40.00 per Space per Month for 1 year
Compounding at 5.00% per year for next 10 years