



Income & Expense Statement
The Georgia
79 Unit Apartment Building

March 05, 2008
Analyzer Pro
Rental Apartment Building

	Quantity	<u>2007 from Owner</u> <u>(12 months)</u>	<u>2008 Forecasted</u> <u>(12 months)</u>
Income			
Studios	4	\$ 36,000	\$ 37,920
One Bedrooms	58	591,600	609,000
Two bedrooms	11	128,700	135,300
Three Bedrooms	4	50,400	52,800
Laundry	79	11,376	12,324
Parking	81	<u>29,160</u>	<u>34,020</u>
Potential Gross Income		<u>847,236</u>	<u>881,364</u>
Less: Vacancy and Credit Loss Allow.		<u>28,367</u>	<u>35,255</u>
Effective Gross Income		818,869	846,109
Operating Expenses.			
Accounting and Legal		2,000	6,000
Advertising		2,500	7,000
Licenses and Permits		2,100	2,500
Insurance		9,000	14,000
Prop. Management		32,755	42,305
Salary, Res. Caretaker		21,000	31,200
Property Taxes		21,000	30,000
Maintenance & Repairs		16,590	43,450
Elevator Service		2,500	7,000
Utilities		27,650	33,575
Supplies		2,400	3,000
Garbage Collection		4,740	7,110
Other Expenses		<u>28,440</u>	<u>75,840</u>
Operating Expenses		<u>172,675</u>	<u>302,980</u>
Net Operating Income (NOI)		<u>646,194</u>	<u>543,129</u>
Less: Debt Service		<u>310,985</u>	<u>310,985</u>
CASH FLOW BEFORE TAX		<u>335,209</u>	<u>232,144</u>