

YEAR 1 PROFORMA

Revenue	<u>Amount</u>	<u>Per Unit</u>
Gross Potential Revenue	45,000	22,500
Vacancy Loss	2,250	1,125
RUBS Income	-	
<u>Other Income</u>	<u>600</u>	<u>300</u>
Net Revenue	43,350	21,675
Expenses		
Utilities	213	106.25
Contract Services (HOA)	2,100	1,050.00
Repairs and Maintenance	312	156.00
Property Taxes	10,829	5,414.50
<u>Insurance</u>	<u>1,800</u>	<u>900</u>
Total Expenses	15,254	7,627
Net Operating Income	28,097	14,048.25
Stabalized Value @ 6.75% cap	\$ 415,015	\$ 207,507

