

TEN YEAR REVENUE & EXPENSE PROJECTION

Tenant	SQ FT	Monthly	CAM	Total	SQ FT %
Vacant 1	1,000	\$ 1,800.00	\$ 178.57	\$ 1,978.57	18%
Vacant 2	1,300	\$ 2,340.00	\$ 232.14	\$ 2,572.14	23%
Vacant 3	1,500	\$ 2,700.00	\$ 267.86	\$ 2,967.86	27%
Vacant 4	1,800	\$ 3,240.00	\$ 321.43	\$ 3,561.43	32%
	5,600	\$ 10,080.00	\$ 1,000.00	\$ 11,080.00	100%

Years	1	2	3	4	5
Gross Rents	\$ 132,960.00	\$ 139,608.00	\$ 146,588.40	\$ 153,917.82	\$ 161,613.71
Cleaning/Maintenance	\$ 25,000.00	\$ 25,500.00	\$ 26,010.00	\$ 26,530.20	\$ 27,060.80
Insurance	\$ 13,296.00	\$ 13,561.92	\$ 13,833.16	\$ 14,109.82	\$ 14,392.02
Legal & Other Fees	\$ 2,000.00	\$ 2,020.00	\$ 2,040.20	\$ 2,060.60	\$ 2,081.21
Repairs	\$ 3,000.00	\$ 3,090.00	\$ 3,182.70	\$ 3,278.18	\$ 3,376.53
Utilities	\$ 5,318.40	\$ 5,371.58	\$ 5,425.30	\$ 5,479.55	\$ 5,534.35
Vacancy Factor 8%	\$ 10,636.80	\$ 11,168.64	\$ 11,727.07	\$ 12,313.43	\$ 12,929.10
NOI	\$ 73,708.80	\$ 78,895.86	\$ 84,369.97	\$ 90,146.04	\$ 96,239.71

Years	6	7	8	9	10
Gross Rents	\$ 169,694.40	\$ 178,179.12	\$ 187,088.07	\$ 196,442.48	\$ 206,264.60
Cleaning/Maintenance	\$ 27,602.02	\$ 28,154.06	\$ 28,717.14	\$ 29,291.48	\$ 29,877.31
Insurance	\$ 14,679.86	\$ 14,973.46	\$ 15,272.92	\$ 15,578.38	\$ 15,889.95
Legal & Other Fees	\$ 2,102.02	\$ 2,123.04	\$ 2,144.27	\$ 2,165.71	\$ 2,187.37
Repairs	\$ 3,477.82	\$ 3,582.16	\$ 3,689.62	\$ 3,800.31	\$ 3,914.32
Utilities	\$ 5,589.69	\$ 5,645.59	\$ 5,702.04	\$ 5,759.07	\$ 5,816.66
Vacancy Factor 8%	\$ 13,575.55	\$ 14,254.33	\$ 14,967.05	\$ 15,715.40	\$ 16,501.17
NOI	\$ 102,667.43	\$ 109,446.49	\$ 116,595.02	\$ 124,132.12	\$ 132,077.82





