

# RENTAL AND OTHER INCOME

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Residential																	
0	0 Bed/1 Bath	33% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0 Bed/1 Bath	60% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	0 Bed/1 Bath	80% Median	1,248	119,808	122,204	124,648	127,141	129,684	132,278	134,923	137,622	140,374	143,182	146,045	148,966	151,946	154,984
0	0 Bed/1 Bath	120% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0 Bed/1 Bath	140% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0 Bed/1 Bath	Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1 Bed/1 Bath	33% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1 Bed/1 Bath	60% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	1 Bed/1 Bath	80% Median	1,337	369,012	376,392	383,920	391,598	399,430	407,419	415,567	423,879	432,356	441,003	449,824	458,820	467,996	477,356
0	1 Bed/1 Bath	120% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1 Bed/1 Bath	140% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	1 Bed/1 Bath	Market	1,550	167,400	170,748	174,163	177,646	181,199	184,823	188,520	192,290	196,136	200,058	204,060	208,141	212,304	216,550
0	2 Bed/1 Bath	33% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	2 Bed/1 Bath	60% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	2 Bed/1 Bath	80% Median	1,604	442,704	451,558	460,589	469,801	479,197	488,781	498,557	508,528	518,698	529,072	539,654	550,447	561,456	572,685
0	2 Bed/1 Bath	120% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	2 Bed/1 Bath	140% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	2 Bed/1 Bath	Market	1,800	194,400	198,288	202,254	206,299	210,425	214,633	218,926	223,304	227,771	232,326	236,973	241,712	246,546	251,477
0	3 Bed/2 Bath	33% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	3 Bed/2 Bath	60% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	3 Bed/2 Bath	80% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	3 Bed/2 Bath	120% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	3 Bed/2 Bath	140% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	3 Bed/2 Bath	Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
72 Total Residential Rent			1,293,324	1,319,190	1,345,574	1,372,486	1,399,935	1,427,934	1,456,493	1,485,623	1,515,335	1,545,642	1,576,555	1,608,086	1,640,248	1,673,053	1,706,514
TOTAL GROSS INCOME																	
Retail Income			38,950	38,950	38,950	38,950	38,950	46,740	46,740	46,740	46,740	46,740	54,530	54,530	54,530	54,530	54,530
Miscellaneous Income			40,608	41,420	42,249	43,094	43,955	44,835	45,731	46,646	47,579	48,530	49,501	50,491	51,501	52,531	53,581
			1,372,882	1,399,561	1,426,773	1,454,529	1,482,841	1,519,509	1,548,964	1,579,009	1,609,654	1,640,912	1,680,586	1,713,107	1,746,278	1,780,113	1,814,625
Less Vacancy/Bad Debt 5.00%			68,644	69,978	71,339	72,726	74,142	75,975	77,448	78,950	80,483	82,046	84,029	85,655	87,314	89,006	90,731
EFFECTIVE GROSS INCOME			1,304,238	1,329,583	1,355,434	1,381,803	1,408,699	1,443,834	1,471,515	1,500,059	1,529,171	1,558,867	1,589,555	1,621,391	1,654,964	1,689,109	1,723,894
LESS OPERATING EXPENSES																	
Payroll			134,400	138,432	142,585	146,863	151,268	155,806	160,481	165,295	170,254	175,362	180,622	186,041	191,622	197,371	203,292
Utilities			50,400	51,912	53,469	55,073	56,726	58,427	60,180	61,986	63,845	65,761	67,733	69,765	71,858	74,014	76,235
Repair/Maintenance			50,400	51,912	53,469	55,073	56,726	58,427	60,180	61,986	63,845	65,761	67,733	69,765	71,858	74,014	76,235
Management Fee			78,254	79,775	81,326	82,908	84,522	86,162	88,291	90,003	91,750	93,532	95,793	97,647	99,538	101,466	103,434
Administrative			36,000	37,080	38,192	39,338	40,518	41,734	42,986	44,275	45,604	46,972	48,381	49,832	51,327	52,867	54,453
Taxes			115,200	118,656	122,216	125,882	129,659	133,548	137,555	141,681	145,932	150,310	154,819	159,464	164,246	169,175	174,250
Insurance			108,000	111,240	114,577	118,015	121,555	125,202	128,958	132,826	136,811	140,916	145,143	149,497	153,982	158,602	163,360
Reserves			23,400	24,102	24,825	25,570	26,337	27,127	27,941	28,779	29,642	30,532	31,448	32,391	33,363	34,364	35,395
Total Expenses (per unit)			\$8,279	596,054	613,109	630,660	648,722	667,310	686,884	706,571	726,832	747,684	769,144	791,673	814,403	837,797	861,873
NET OPERATING INCOME			708,184	716,474	724,774	733,081	741,389	749,649	757,944	766,228	774,487	782,723	790,983	799,248	807,488	815,688	823,841
CASH FLOW BEFORE DEBT SERVICE																	
			\$708,184	\$716,474	\$724,774	\$733,081	\$741,389	\$749,649	\$757,944	\$766,228	\$774,487	\$782,723	\$790,983	\$799,248	\$807,488	\$815,688	\$823,841
LESS DEBT SERVICE																	
First Mortgage			567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908
Fort Lauderdale-CRA			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service			567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908	567,908
DSC ▶ First Mortgage			1.25	1.26	1.28	1.29	1.31	1.33	1.35	1.36	1.38	1.39	1.42	1.43	1.45	1.46	1.47
DSC ▶ All Debt			1.25	1.26	1.28	1.29	1.31	1.33	1.35	1.36	1.38	1.39	1.42	1.43	1.45	1.46	1.47
NET CASH FLOW																	
			140,276	148,566	156,866	165,173	173,480	181,741	190,036	198,320	206,579	214,815	223,075	231,340	239,580	247,780	255,933

Fort Lauderdale-CRA Workforce Housing [7/28/2020 (1:35 PM)]

Exhibit 5