



Income & Expense Statement Yearly
 Parklane Place 40 Unit Apartment Building
 Investment Analysis Rental Units Example

June 08, 2008
 Investor Express
 Investment Analysis Rental Apartment Building

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
REVENUE											
One bedroom Units	270,000	278,100	286,500	294,900	303,900	312,900	322,500	332,100	342,000	352,200	363,000
Two bedroom Units	198,000	205,920	214,200	222,660	231,660	240,840	250,560	260,640	270,900	281,880	293,040
Laundry	7,200	7,680	8,160	8,160	8,640	9,120	9,600	10,080	10,560	11,040	11,520
Parking	24,000	25,200	26,460	27,786	29,172	30,630	32,160	33,768	35,460	37,230	39,096
Potential Gross Income	499,200	516,900	535,320	553,506	573,372	593,490	614,820	636,588	658,920	682,350	706,656
Less: Vacancy & Credit Loss Allowance	14,256	14,751	15,266	15,772	16,326	16,886	17,480	18,085	18,704	19,354	20,027
Effective Gross Income	484,944	502,149	520,054	537,734	557,046	576,604	597,340	618,503	640,216	662,996	686,629
Operating Expenses											
Property Taxes	90,000	93,600	97,344	100,264	103,272	106,370	109,562	112,848	116,234	119,721	123,312
Insurance	45,000	47,250	49,613	52,093	54,698	57,433	60,304	63,320	66,485	69,810	73,300
Maintenance	16,000	16,640	17,320	18,000	18,720	19,480	20,240	21,040	21,880	22,760	23,680
Resident Caretaker	36,000	37,440	38,940	40,500	42,120	43,800	45,552	47,376	49,272	51,240	53,292
Property Manager	19,398	20,086	20,802	21,509	22,282	23,064	23,894	24,740	25,609	26,520	27,465
Other Expenses	14,976	15,507	16,060	16,605	17,201	17,805	18,445	19,098	19,768	20,471	21,200
	221,374	230,523	240,079	248,972	258,293	267,952	277,996	288,422	299,247	310,521	322,249
Net Operating Income	263,570	271,626	279,975	288,763	298,753	308,652	319,344	330,082	340,969	352,475	364,380



Income & Expense Statement Yearly Snapshot
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