



Income & Expense Statement
The Georgia
79 Unit Apartment Building

March 02, 2008
Analyzer Pro
Rental Apartment Building

	Quantity	2007 from Owner (12 months)				2008 Forecasted (12 months)			
		\$	% of EGI	\$ per Sq. Ft	\$ per Unit or Sq. Ft	\$	% of EGI	\$ per Sq. Ft	\$ per Unit or Sq. Ft
Income									
Studios	4	\$ 31,200	3.96%	-	\$ 650 /mo	\$ 32,160	4.01%	-	\$ 670 /mo
One Bedrooms	58	563,760	71.61%	-	810 /mo	570,720	71.17%	-	820 /mo
Two bedrooms	11	128,700	16.35%	-	975 /mo	135,300	16.87%	-	1,025 /mo
Three Bedrooms	4	50,400	6.40%	-	1,050 /mo	52,800	6.58%	-	1,100 /mo
Laundry	79	11,376	1.44%	-	12 /mo	12,324	1.54%	-	13 /mo
Parking	81	29,160	3.70%	-	30 /mo	32,076	4.00%	-	33 /mo
Potential Gross Income		814,596	103.47%	1.17 /mo	859 /mo	835,380	104.17%	1.20 /mo	881 /mo
Less: Vacancy and Credit Loss Allow.		27,297	3.47%	0.04 /mo	29 /mo	33,415	4.17%	0.05 /mo	35 /mo
Effective Gross Income		787,299	100.00%	1.13 /mo	830 /mo	801,965	100.00%	1.15 /mo	846 /mo
Operating Expenses.									
Accounting and Legal		2,000	0.25%	0.03 /yr	25 /yr	6,000	0.75%	0.10 /yr	76 /yr
Advertising		2,500	0.32%	0.04 /yr	32 /yr	7,000	0.87%	0.12 /yr	89 /yr
Licenses and Permits		2,100	0.27%	0.04 /yr	27 /yr	2,500	0.31%	0.04 /yr	32 /yr
Insurance		9,000	1.14%	0.16 /yr	114 /yr	14,000	1.75%	0.24 /yr	177 /yr
Prop. Management		31,492	4.00%	0.54 /yr	399 /yr	40,098	5.00%	0.69 /yr	508 /yr
Salary, Res. Caretaker		21,000	2.67%	0.36 /yr	266 /yr	31,200	3.89%	0.54 /yr	395 /yr
Property Taxes		21,000	2.67%	0.36 /yr	266 /yr	29,000	3.62%	0.50 /yr	367 /yr
Maintenance & Repairs		16,590	2.11%	0.29 /yr	210 /yr	39,500	4.93%	0.68 /yr	500 /yr
Elevator Service		4,800	0.61%	0.08 /yr	61 /yr	8,400	1.05%	0.14 /yr	106 /yr
Utilities		27,650	3.51%	0.48 /yr	350 /yr	33,575	4.19%	0.58 /yr	425 /yr
Supplies		2,400	0.30%	0.04 /yr	30 /yr	3,000	0.37%	0.05 /yr	38 /yr
Garbage Collection		4,740	0.60%	0.08 /yr	60 /yr	7,110	0.89%	0.12 /yr	90 /yr
Other Expenses		28,440	3.61%	0.49 /yr	360 /yr	113,760	14.19%	1.96 /yr	1,440 /yr
Operating Expenses		173,712	22.06%	3.00 /yr	2,199 /yr	335,143	41.79%	5.78 /yr	4,242 /yr
Net Operating Income (NOI)		613,587	77.94%	10.58 /yr	7,767 /yr	466,822	58.21%	8.05 /yr	5,909 /yr
Less: Debt Service		313,810	39.86%	5.41 /yr	0.45 /mo	313,810	39.13%	5.41 /yr	0.45 /yr
CASH FLOW BEFORE TAX		299,777	38.08%	5.17 /yr	0.43 /mo	153,012	19.08%	2.64 /yr	0.22 /mo



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Potential Gross Income		814,596	835,380
Less: Vacancy and Credit Loss Allow.		<u>27,297</u>	<u>33,415</u>
Effective Gross Income		787,299	801,965
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		31,492	40,098
Salary, Res. Caretaker		21,000	31,200
Property Taxes		21,000	29,000
Maintenance & Repairs		16,590	39,500
Elevator Service		4,800	8,400
Utilities		27,650	33,575
Supplies		2,400	3,000
Garbage Collection		4,740	7,110
Other Expenses		<u>28,440</u>	<u>113,760</u>
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