



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

March 22, 2008  
 Investor Pro  
 Rental Apartment Building Monthly

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
<b>REVENUE</b>											
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	7,560	7,939	8,333	8,750	9,187	9,648	10,133	10,637	11,170	11,726
Parking	24,000	25,200	26,460	27,786	29,172	30,630	32,160	33,768	35,460	37,230	39,096
<b>Potential Gross Income</b>	<b>499,200</b>	<b>516,780</b>	<b>535,099</b>	<b>553,679</b>	<b>573,482</b>	<b>593,557</b>	<b>614,868</b>	<b>636,641</b>	<b>658,997</b>	<b>682,480</b>	<b>706,862</b>
Less: Vacancy & Credit Loss Allowance	11,556	11,966	12,394	12,828	13,290	13,759	14,256	14,765	15,286	15,835	16,403
<b>Effective Gross Income</b>	<b>487,644</b>	<b>504,814</b>	<b>522,705</b>	<b>540,851</b>	<b>560,192</b>	<b>579,798</b>	<b>600,612</b>	<b>621,876</b>	<b>643,711</b>	<b>666,644</b>	<b>690,459</b>
<b>Operating Expenses</b>											
Property Taxes	95,000	98,800	102,752	106,862	111,137	115,582	120,205	125,014	130,014	135,215	140,623
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	17,306	17,998	18,718	19,466	20,245	21,055	21,897	22,773	23,684
Resident Caretaker	36,000	37,440	38,938	40,495	42,115	43,800	45,552	47,374	49,269	51,239	53,289
Property Management	19,506	20,193	20,908	21,634	22,408	23,192	24,024	24,875	25,748	26,666	27,618
Other Expenses	14,976	15,503	16,053	16,610	17,204	17,807	18,446	19,099	19,770	20,474	21,206
	226,482	235,826	245,569	255,693	266,279	277,279	288,777	300,736	313,184	326,177	339,720
<b>Net Operating Income</b>	<b>261,162</b>	<b>268,988</b>	<b>277,136</b>	<b>285,158</b>	<b>293,913</b>	<b>302,519</b>	<b>311,835</b>	<b>321,140</b>	<b>330,527</b>	<b>340,467</b>	<b>350,739</b>



**Income & Expense Statement Yearly Snapshot**

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