Income & Expense Statement

June 10, 2008
Developer Pro
Quick Proforma Retail

STABLIZED ANNUAL INCOME & EXPENSE

		12 Months
POTENTIAL GROSS INCOME		
Rental Income	$ 27.00 per Sq. Ft per Yr x 21,000 Sq. Ft	$ 567,000
Recoverable Expenses (TIM's)	$ 10.00 per Sq. Ft per Yr x 21,000 Sq. Ft	210,000
		777,000
Less: Vacancy & Bad Debt Allowar		
Rental Income	5.00% x $ 567,000	28,350
Recoverable Expenses (TIM's)	5.00% x $ 210,000	10,500
		38,850
Effective Gross Income		**738,150**
OPERATING EXPENSES		
Taxes	$ 145,000 per Yr	145,000
Insurance	$ 18,000 per Yr	18,000
Maintenance	$ 2.00 per Sq. Ft per Yr x 21,000 Sq. Ft	42,000
Property Management	5.00% of EGI of $ 738,150	36,908
		241,908
Net Operating Income		**496,242**