



Income & Expense Statement Yearly

Plaza 500
15,000 Sq. Ft Office Building

Investor Pro
Hold versus Sell Office Monthly

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
REVENUE											
Base Rent	300,000	309,000	318,300	327,750	337,650	347,850	358,200	369,000	380,100	391,500	403,200
Recoverable Expenses	108,750	112,050	115,350	118,800	122,400	126,000	129,900	133,800	137,700	141,900	146,100
Potential Gross Income	408,750	421,050	433,650	446,550	460,050	473,850	488,100	502,800	517,800	533,400	549,300
Less: Vacancy & Credit Loss Allowance	-	-	-	-	-	-	-	-	-	-	-
Effective Gross Income	408,750	421,050	433,650	446,550	460,050	473,850	488,100	502,800	517,800	533,400	549,300
Operating Expenses											
TIM's	120,000	123,600	127,350	131,100	135,000	139,050	143,250	147,600	151,950	156,600	161,250
	120,000	123,600	127,350	131,100	135,000	139,050	143,250	147,600	151,950	156,600	161,250
Net Operating Income	288,750	297,450	306,300	315,450	325,050	334,800	344,850	355,200	365,850	376,800	388,050
Interest on Mtce Reserve Account	6,828	8,897	4,064	4,167	4,273	4,381	4,491	4,605	4,722	4,841	-
Net Income	295,578	306,347	310,364	319,617	329,323	339,181	349,341	359,805	370,572	381,641	388,050