



**Income & Expense Statement**  
The Georgia  
79 Unit Apartment Building

March 05, 2008  
Analyzer Pro  
Rental Apartment Building

	Quantity	<u>2007 from Owner</u> <u>(12 months)</u>	<u>2008 Forecasted</u> <u>(12 months)</u>
<b>Income</b>			
Studios	4	\$ 31,200	\$ 32,160
One Bedrooms	58	563,760	570,720
Two bedrooms	11	128,700	135,300
Three Bedrooms	4	50,400	52,800
Laundry	79	11,376	12,324
Parking	81	<u>29,160</u>	<u>32,076</u>
<b>Potential Gross Income</b>		<b>814,596</b>	<b>835,380</b>
Less: Vacancy and Credit Loss Allow.		<u>27,297</u>	<u>33,415</u>
<b>Effective Gross Income</b>		<b>787,299</b>	<b>801,965</b>
<b>Operating Expenses.</b>			
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>
<b>Operating Expenses</b>		<b>173,712</b>	<b>335,143</b>
<b>Net Operating Income (NOI)</b>		<b>613,587</b>	<b>466,822</b>
Less: Debt Service		<u>313,810</u>	<u>313,810</u>
<b>CASH FLOW BEFORE TAX</b>		<b>299,777</b>	<b>153,012</b>