



Income & Expenses

INCOME SUMMARY	CURRENT	PROFORMA
Gross Rents	\$63,900	\$73,200
Less: Vacancy	-\$2,556	-\$2,928
GROSS INCOME	\$61,344	\$70,272
EXPENSE SUMMARY	CURRENT	PROFORMA
Taxes	\$10,838	\$11,163
Insurance	\$3,200	\$3,296
Electric	\$500	\$515
Water	\$2,700	\$2,781
Scavenger	\$114	\$117
Management	\$3,067	\$3,514
Janitor	\$2,400	\$2,400
Decorating	\$1,600	\$1,600
Maint/Repair	\$1,800	\$1,800
Reserves	\$2,244	\$2,244
Miscellaneous	\$613	\$673
GROSS EXPENSES	\$29,076	\$30,103
NET OPERATING INCOME	\$32,268	\$40,169