

BORROWER:

Property Address _____
 Date: _____

Projected expenses and rental income when fully occupied

INCOME:

Gross Rental Income \$ _____ (See Occupancy Details)
 Tenant Reimbursement \$ _____
 Less vacancy (7.5%) \$ _____
Adjusted Gross Income \$ _____

EXPENSES:

Real Estate Taxes
 City/County \$ _____
 School \$ _____
 Insurance \$ _____
 Utilities \$ _____
 Water & Sewer \$ _____
 Garbage \$ _____
 Electric \$ _____
 Heat \$ _____
 Recycling \$ _____
 Rental Permits \$ _____
 Alarm Monitor \$ _____
 Management fee (Permits) \$ _____

 Repairs Misc. \$ _____
 Reserves (1%) \$ _____
 Mortgage - See Details - \$ _____
Total Expenses \$ _____

NOI \$ _____

All expenses have been inflated by 10% and a vacancy factor has been added in for banking purposes.

*Rates are not locked at this time and are projections based on the information currently available.

Rental Property Cash Flow

Occupancy Details

Unit # 1:	\$	_____
Unit # 2:	\$	_____
Unit # 3:	\$	_____
Unit # 4:	\$	_____
Unit # 5:	\$	_____
Unit # 6:	\$	_____
Unit # 7:	\$	_____
Unit # 8:	\$	_____
Unit # 9:	\$	_____
Unit # 10:	\$	_____
Unit # 11:	\$	_____
Unit # 12:	\$	_____
Unit # 13:	\$	_____
Unit # 14:	\$	_____
Unit # 15:	\$	_____
Unit # 16:	\$	_____
Unit # 17:	\$	_____
Unit # 18:	\$	_____
Unit # 20:	\$	_____
Unit # 21:	\$	_____
Unit # 22:	\$	_____
Unit # 23:	\$	_____
Unit # 24:	\$	_____
Unit # 25:	\$	_____
Unit # 26:	\$	_____
Unit # 27:	\$	_____
Unit # 28:	\$	_____
Unit # 29:	\$	_____
Unit # 30:	\$	_____
Garage:	\$	_____

Net Operating Income

Gross Income	\$	_____
- Vacancy Factor	\$	_____
Adjusted Gross Income	\$	_____
-Operating Expenses	\$	_____
Net Operating Income	\$	=====

Mortgage Details

Offer	\$	_____
Mortgage 80%	\$	_____
Annual Payment	\$	_____

Comments: