Cash Flow Analysis

Project: 738 E. Dayton

Year	0	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Income																
Gtross Income		87,888	90,043	92,252	94,517	96,838	99,216	101,655	104,154	106,716	109,342	112,034	114,792	117,620	120,519	123,490
Less Vacancy		$ (4,310)	$ (4,418)	$ (4,529)	$ (4,642)	$ (4,758)	$ (4,877)	$ (4,999)	$ (5,124)	$ (5,252)	$ (5,383)	$ (5,518)	$ (5,656)	$ (5,797)	$ (5,942)	$ (6,090)
Net Income		$ 83,578	$ 85,625	$ 87,723	$ 89,875	$ 92,080	$94,339	$ 96,656	$ 99,030	$101,464	$103,959	$106,516	$109,136	$111,823	$114,577	$117,400
Expenses																
Audit		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Taxes		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Insurance		$ 3,074	$ 3,151	$ 3,230	$ 3,310	$ 3,393										
Maintenance & Repair		$ 8,358	$ 8,567	$ 8,781	$ 9,000	$ 9,225										
Utilities		$ 5,760	$ 5,904	$ 6,052	$ 6,203	$ 6,358	$ 6,517	$ 6,680	$ 6,847	$ 7,018	$ 7,193	$ 7,373	$ 7,558	$ 7,747	$ 7,940	$ 8,139
Property Mgmt		$ 10,447	$ 10,708	$ 10,976	$ 11,250	$ 11,532	$11,820	$ 12,115	$ 12,418	$ 12,729	$ 13,047	$ 13,373	$ 13,707	$ 14,050	$ 14,401	$ 14,761
Operating Reserve		$ 1,425	$ 1,461	$ 1,497	$ 1,535	$ 1,573	$ 1,612	$ 1,653	$ 1,694	$ 1,736	$ 1,780	$ 1,824	$ 1,870	$ 1,916	$ 1,964	$ 2,013
Replacement reserves		$ 4,071	$ 4,071	$ 4,071	$ 4,071	$ 4,071	$ 4,071	$ 4,071	$ 4,071	$ 4,071	$ 4,071	$ 4,071	$ 4,071	$ 4,071	$ 4,071	$ 4,071
Support Services		$ -	$ -	$ -	$ -	$ -										
Affirmative Marketing		$ -	$ -	$ -	$ -	$ -										
Other_____		$ -	$ -	$ -	$ -	$ -										
Total Expenses		$ 33,135	$ 34,008	$ 34,754	$ 35,518	$ 36,302	$37,105	$ 37,928	$ 38,771	$ 39,636	$ 40,523	$ 41,431	$ 42,363	$ 43,317	$ 44,296	$ 45,299
NOI		$ 50,443	$ 51,617	$ 52,970	$ 54,357	$ 55,778	$57,235	$ 58,728	$ 60,259	$ 61,828	$ 63,436	$ 65,085	$ 66,774	$ 68,506	$ 70,281	$ 72,101
Debt Service																
Interest		$ 29,624	$ 29,004	$ 28,352	$ 27,667	$ 26,948	$26,193	$ 25,399	$ 24,565	$ 23,688	$ 22,767	$ 21,799	$ 20,781	$ 19,711	$ 18,586	$ 17,404
Principal		$ 13,535	$ 14,155	$ 14,807	$ 15,492	$ 16,211	$16,966	$ 17,760	$ 18,594	$ 19,471	$ 20,392	$ 21,361	$ 22,378	$ 23,448	$ 24,573	$ 25,755
Total Debt Service		$ 43,159	$ 43,159	$ 43,159	$ 43,159	$ 43,159	$43,159	$ 43,159	$ 43,159	$ 43,159	$ 43,159	$ 43,159	$ 43,159	$ 43,159	$ 43,159	$ 43,159
Total Annual Cash Expenses		$ 76,294	$ 77,167	$ 77,913	$ 78,677	$ 79,461	$80,264	$ 81,087	$ 81,931	$ 82,795	$ 83,682	$ 84,590	$ 85,522	$ 86,476	$ 87,455	$ 88,458
Debt Service Reserve		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cash Flow		$ 7,284	$ 8,458	$ 9,810	$ 11,197	$ 12,619	$14,076	$ 15,569	$ 17,100	$ 18,669	$ 20,277	$ 21,925	$ 23,615	$ 25,347	$ 27,122	$ 28,942

Assumptions:																
Vacancy Rate	5%															
Annual Increase	2.5%															
Carrying Charges		69%	67%	66%	64%	62%	61%	59%	57%	55%	53%	51%	48%	46%	43%	40%
Expenses	2.5%															