

ATTACHMENT F
(continued)

Year:	1	2	3	4	5	6	7	8
Revenue								
Gross Income	\$650,040	\$663,041	\$676,302	\$689,828	\$703,624	\$717,697	\$732,051	\$746,692
Less Vacancy	\$47,000	\$46,413	\$47,341	\$48,288	\$49,254	\$50,239	\$51,244	\$52,268
Net Income	\$603,040	\$616,628	\$628,961	\$641,540	\$654,371	\$667,458	\$680,807	\$694,423
Expenses								
Audit	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,164	\$7,379
Taxes	\$100,000	\$103,000	\$106,090	\$109,273	\$112,551	\$115,927	\$119,405	\$122,987
Insurance	\$22,000	\$22,660	\$23,340	\$24,040	\$24,761	\$25,504	\$26,269	\$27,057
Maintenance	\$37,000	\$38,110	\$39,253	\$40,431	\$41,644	\$42,893	\$44,180	\$45,505
Utilities	\$63,000	\$64,890	\$66,837	\$68,842	\$70,907	\$73,034	\$75,225	\$77,482
Property Management	\$42,000	\$43,260	\$44,558	\$45,895	\$47,271	\$48,690	\$50,150	\$51,655
Operating Reserve Pmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replacement Reserve Pmt	\$21,000	\$21,630	\$22,279	\$22,947	\$23,636	\$24,345	\$25,075	\$25,827
Contract Services	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448
Affirmative Marketing	\$8,000	\$8,240	\$8,487	\$8,742	\$9,004	\$9,274	\$9,552	\$9,839
Payroll (incl. taxes & benefits)	\$57,000	\$58,710	\$60,471	\$62,285	\$64,154	\$66,079	\$68,061	\$70,103
Other legal and reporting	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230
Total Expenses	\$372,000	\$383,160	\$394,655	\$406,494	\$418,689	\$431,250	\$444,187	\$457,513
NET OPERATING INCOME	\$231,040	\$233,468	\$234,306	\$235,045	\$235,681	\$236,208	\$236,620	\$236,910
Debt Service								
First Mortgage	\$182,962	\$182,962	\$182,962	\$182,962	\$182,962	\$182,962	\$182,962	\$182,962
Cash Flow Available after First Mortgage	\$48,078	\$50,506	\$51,344	\$52,083	\$52,719	\$53,246	\$53,658	\$53,948
City of Madison AHTF Debt Service	\$13,023	\$13,023	\$13,023	\$13,023	\$13,023	\$13,023	\$13,023	\$13,023
Net Cash Flow	\$35,055	\$37,483	\$38,320	\$39,060	\$39,696	\$40,223	\$40,634	\$40,925
Assumptions:								
Vacancy Rate	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Annual Increase								
Income	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Expenses	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
DCR Hard Debt	1.26	1.28	1.28	1.28	1.29	1.29	1.29	1.29
DCR Total Debt	1.18	1.19	1.20	1.20	1.20	1.21	1.21	1.21

ATTACHMENT F
(continued)

Year:	9	10	11	12	13	14	15	16
Revenue								
Gross Income	\$761,625	\$776,858	\$792,395	\$808,243	\$824,408	\$840,896	\$857,714	\$874,868
Less Vacancy	\$53,314	\$54,380	\$55,468	\$56,577	\$57,709	\$58,863	\$60,040	\$61,241
Net Income	\$708,312	\$722,478	\$736,927	\$751,666	\$766,699	\$782,033	\$797,674	\$813,627
Expenses								
Audit	\$7,601	\$7,829	\$8,063	\$8,305	\$8,556	\$8,811	\$9,076	\$9,348
Taxes	\$126,677	\$130,477	\$134,392	\$138,423	\$142,576	\$146,853	\$151,259	\$155,797
Insurance	\$27,869	\$28,705	\$29,566	\$30,453	\$31,367	\$32,308	\$33,277	\$34,275
Maintenance	\$46,870	\$48,277	\$49,725	\$51,217	\$52,753	\$54,336	\$55,966	\$57,645
Utilities	\$79,807	\$82,201	\$84,667	\$87,207	\$89,823	\$92,518	\$95,293	\$98,152
Property Management	\$53,204	\$54,800	\$56,444	\$58,138	\$59,882	\$61,678	\$63,529	\$65,435
Operating Reserve Pmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replacement Reserve Pmt	\$26,602	\$27,400	\$28,222	\$29,069	\$29,941	\$30,839	\$31,764	\$32,717
Contract Services	\$19,002	\$19,572	\$20,159	\$20,764	\$21,386	\$22,028	\$22,689	\$23,370
Affirmative Marketing	\$10,134	\$10,438	\$10,751	\$11,074	\$11,406	\$11,748	\$12,101	\$12,464
Payroll (incl. taxes & benefits)	\$72,206	\$74,372	\$76,603	\$78,901	\$81,268	\$83,706	\$86,218	\$88,804
Other __ legal and reporting __	\$1,267	\$1,305	\$1,344	\$1,384	\$1,426	\$1,469	\$1,513	\$1,558
Total Expenses	\$471,238	\$485,376	\$499,937	\$514,935	\$530,383	\$546,295	\$562,683	\$579,564
NET OPERATING INCOME	\$237,073	\$237,102	\$236,991	\$236,731	\$236,316	\$235,739	\$234,991	\$234,064
Debt Service								
First Mortgage	\$182,962	\$182,962	\$182,962	\$182,962	\$182,962	\$182,962	\$182,962	\$182,962
Cash Flow Available after First Mortgage	\$54,111	\$54,140	\$54,029	\$53,769	\$53,354	\$52,777	\$52,029	\$51,102
City of Madison AHTF Debt Service	\$13,023	\$13,023	\$13,023	\$13,023	\$13,023	\$13,023	\$13,023	\$13,023
Net Cash Flow	\$41,088	\$41,117	\$41,005	\$40,746	\$40,331	\$39,754	\$39,005	\$38,078
Assumptions:								
Vacancy Rate	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Annual Increase								
Income	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Expenses	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
DCR Hard Debt	1.30	1.30	1.30	1.29	1.29	1.29	1.28	1.28
DCR Total Debt	1.21	1.21	1.21	1.21	1.21	1.20	1.20	1.19

ATTACHMENT F
(continued)

Year:	17	18	19	20	21	22	23	24
Revenue								
Gross Income	\$892,366	\$910,213	\$928,417	\$946,986	\$966,925	\$985,244	\$1,004,949	\$1,025,048
Less Vacancy	\$62,466	\$63,715	\$64,989	\$66,289	\$67,615	\$68,967	\$70,346	\$71,753
Net Income	\$829,900	\$846,498	\$863,428	\$880,697	\$898,310	\$916,277	\$934,602	\$953,294
Expenses								
Audit	\$9,628	\$9,917	\$10,215	\$10,521	\$10,837	\$11,162	\$11,497	\$11,842
Taxes	\$160,471	\$165,285	\$170,243	\$175,351	\$180,511	\$186,029	\$191,610	\$197,359
Insurance	\$35,304	\$36,363	\$37,454	\$38,577	\$39,734	\$40,926	\$42,154	\$43,419
Maintenance	\$59,374	\$61,156	\$62,990	\$64,880	\$66,826	\$68,831	\$70,896	\$73,023
Utilities	\$101,097	\$104,129	\$107,253	\$110,471	\$113,785	\$117,199	\$120,715	\$124,336
Property Management	\$67,398	\$69,420	\$71,502	\$73,647	\$75,857	\$78,132	\$80,476	\$82,891
Operating Reserve Pmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replacement Reserve Pmt	\$33,699	\$34,710	\$35,751	\$36,824	\$37,928	\$39,066	\$40,238	\$41,445
Contract Services	\$24,071	\$24,793	\$25,536	\$26,303	\$27,092	\$27,904	\$28,742	\$29,604
Affirmative Marketing	\$12,838	\$13,223	\$13,619	\$14,028	\$14,449	\$14,882	\$15,329	\$15,789
Payroll (incl. taxes & benefits)	\$91,466	\$94,212	\$97,039	\$99,950	\$102,948	\$106,037	\$109,218	\$112,494
Other legal and reporting	\$1,605	\$1,653	\$1,702	\$1,754	\$1,806	\$1,860	\$1,916	\$1,974
Total Expenses	\$596,951	\$614,859	\$633,305	\$652,304	\$671,873	\$692,030	\$712,790	\$734,174
NET OPERATING INCOME	\$232,949	\$231,639	\$230,123	\$228,392	\$226,437	\$224,247	\$221,812	\$219,120
Debt Service								
First Mortgage	\$182,962	\$182,962	\$182,962	\$182,962	\$182,962	\$182,962	\$182,962	\$182,962
Cash Flow Available after First Mortgage	\$49,987	\$48,677	\$47,161	\$45,430	\$43,475	\$41,285	\$38,850	\$36,158
City of Madison AHTE Debt Service								
Net Cash Flow	\$49,987	\$48,677	\$47,161	\$45,430	\$43,475	\$41,285	\$38,850	\$36,158
Assumptions:								
Vacancy Rate	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Annual Increase								
Income	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Expenses	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
DCR Hard Debt	1.27	1.27	1.26	1.25	1.24	1.23	1.21	1.20
DCR Total Debt								

ATTACHMENT F
(continued)

Year:	25	26	27	28	29	30
Revenue						
Gross Income	\$1,045,549	\$1,066,460	\$1,087,759	\$1,109,544	\$1,131,735	\$1,154,370
Less Vacancy	\$73,188	\$74,652	\$76,145	\$77,668	\$79,221	\$80,806
Net Income	\$972,360	\$991,807	\$1,011,614	\$1,031,876	\$1,052,514	\$1,073,564
Expenses						
Audit	\$12,197	\$12,563	\$12,940	\$13,328	\$13,728	\$14,139
Taxes	\$203,279	\$209,378	\$215,659	\$222,129	\$228,793	\$235,657
Insurance	\$44,721	\$46,063	\$47,445	\$48,868	\$50,334	\$51,844
Maintenance	\$75,213	\$77,470	\$79,794	\$82,186	\$84,653	\$87,193
Utilities	\$128,066	\$131,908	\$135,865	\$139,941	\$144,139	\$148,464
Property Management	\$85,377	\$87,939	\$90,577	\$93,294	\$96,093	\$98,976
Operating Reserve Pmt	\$0	\$0	\$0	\$0	\$0	\$0
Replacement Reserve Pmt	\$42,689	\$43,969	\$45,288	\$46,647	\$48,046	\$49,488
Contract Services	\$30,492	\$31,407	\$32,349	\$33,319	\$34,319	\$35,348
Affirmative Marketing	\$16,262	\$16,750	\$17,253	\$17,770	\$18,303	\$18,853
Payroll (incl. taxes & benefits)	\$115,869	\$119,345	\$122,926	\$126,613	\$130,412	\$134,324
Other legal and reporting	\$2,033	\$2,094	\$2,157	\$2,221	\$2,288	\$2,357
Total Expenses	\$756,199	\$778,885	\$802,252	\$826,320	\$851,109	\$876,642
NET OPERATING INCOME	\$216,161	\$212,922	\$209,392	\$205,557	\$201,405	\$196,922
Debt Service						
First Mortgage	\$182,962	\$182,962	\$182,962	\$182,962	\$182,962	\$182,962
Cash Flow Available after First Mortgage	\$33,199	\$29,960	\$26,430	\$22,595	\$18,443	\$13,960
City of Madison AHIF Debt Service						
Net Cash Flow	\$33,199	\$29,960	\$26,430	\$22,595	\$18,443	\$13,960
Assumptions:						
Vacancy Rate	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Annual Increase						
Income	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Expenses	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
DCR Hard Debt	1.18	1.16	1.14	1.12	1.10	1.08
DCR Total Debt						