

Annual Property Operating Data (APOD)

Square Footage: (from input screen)

	Year 1	\$/Sq ft	Year 2	\$/Sq ft	Year 3	\$/Sq ft	Year 4	\$/Sq ft	Year 5	\$/Sq ft	Year 6	\$/Sq ft	Year 7	\$/Sq ft	Year 8	\$/Sq ft	Year 9	\$/Sq ft	Year 10	\$/Sq ft
Rental Income																				
Gross Rental Income	\$ 183,000		\$ 192,150		\$ 201,758		\$ 211,845		\$ 222,438		\$ 233,560		\$ 245,238		\$ 257,499		\$ 270,374		\$ 283,893	
Other Income	4,800		5,220		5,679		6,181		6,729		7,329		7,986		8,704		9,490		10,350	
Vacancy & Credits	-		-		-		-		-		-		-		-		-		-	
Management Fees (if any)	-		-		-		-		-		-		-		-		-		-	
Total Net Rental Income	\$ 187,800	18.58	\$ 197,370	19.52	\$ 207,437	20.52	\$ 218,026	21.57	\$ 229,167	22.67	\$ 240,889	23.83	\$ 253,223	25.05	\$ 266,203	26.33	\$ 279,864	27.68	\$ 294,243	29.10
Rental Expenses																				
Accounting	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-
Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Association Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Auto & Travel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commissions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	2,000	0.20	2,020	0.20	2,040	0.20	2,061	0.20	2,081	0.21	2,102	0.21	2,123	0.21	2,144	0.21	2,166	0.21	2,187	0.22
Lawn Maintenance	600	0.06	606	0.06	612	0.06	618	0.06	624	0.06	631	0.06	637	0.06	643	0.06	650	0.06	656	0.06
Legal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payroll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taxes:																				
Property Taxes	30,000	2.97	30,300	3.00	30,603	3.03	30,909	3.06	31,218	3.09	31,530	3.12	31,846	3.15	32,164	3.18	32,486	3.21	32,811	3.25
Personal Property	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payroll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trash Removal	3,600	0.36	3,636	0.36	3,672	0.36	3,709	0.37	3,746	0.37	3,784	0.37	3,821	0.38	3,860	0.38	3,898	0.39	3,937	0.39
Utilities:																				
Electricity	480	0.05	485	0.05	490	0.05	495	0.05	499	0.05	504	0.05	510	0.05	515	0.05	520	0.05	525	0.05
Water	4,800	0.47	4,848	0.48	4,896	0.48	4,945	0.49	4,995	0.49	5,045	0.50	5,095	0.50	5,146	0.51	5,198	0.51	5,250	0.52
Gas	840	0.08	848	0.08	857	0.08	865	0.09	874	0.09	883	0.09	892	0.09	901	0.09	910	0.09	919	0.09
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
One-Time Expenses:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	\$ 42,320	4.19	\$ 42,743	4.23	\$ 43,171	4.27	\$ 43,602	4.31	\$ 44,038	4.36	\$ 44,479	4.40	\$ 44,924	4.44	\$ 45,373	4.49	\$ 45,826	4.53	\$ 46,285	4.58
Net Rental Operating Income	\$ 145,480	14.39	\$ 154,627	15.29	\$ 164,266	16.25	\$ 174,424	17.25	\$ 185,129	18.31	\$ 196,410	19.43	\$ 208,300	20.60	\$ 220,831	21.84	\$ 234,038	23.15	\$ 247,959	24.53

Annual Property Operating Data (APOD)

	Year 11	\$/Sq ft	Year 12	\$/Sq ft	Year 13	\$/Sq ft	Year 14	\$/Sq ft	Year 15	\$/Sq ft	Year 16	\$/Sq ft	Year 17	\$/Sq ft	Year 18	\$/Sq ft	Year 19	\$/Sq ft	Year 20	\$/Sq ft
Rental Income																				
Gross Rental Income	\$ 298,088		\$ 312,992		\$ 328,642		\$ 345,074		\$ 362,327		\$ 380,444		\$ 399,466		\$ 419,439		\$ 440,411		\$ 462,432	
Other Income	11,292		12,324		13,453		14,691		16,047		17,533		19,161		20,947		22,904		25,050	
Vacancy & Credits	-		-		-		-		-		-		-		-		-		-	
Management Fees (if any)	-		-		-		-		-		-		-		-		-		-	
Total Net Rental Income	\$ 309,380	30.60	\$ 325,316	32.18	\$ 342,095	33.84	\$ 359,765	35.59	\$ 378,374	37.43	\$ 397,977	39.36	\$ 418,627	41.41	\$ 440,386	43.56	\$ 463,315	45.83	\$ 487,481	48.22
Rental Expenses																				
Accounting	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-
Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Association Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Auto & Travel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commissions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	2,209	0.22	2,231	0.22	2,254	0.22	2,276	0.23	2,299	0.23	2,322	0.23	2,345	0.23	2,369	0.23	2,392	0.24	2,416	0.24
Lawn Maintenance	663	0.07	669	0.07	676	0.07	683	0.07	690	0.07	697	0.07	704	0.07	711	0.07	718	0.07	725	0.07
Legal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payroll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taxes:																				
Property Taxes	33,139	3.28	33,470	3.31	33,805	3.34	34,143	3.38	34,484	3.41	34,829	3.45	35,177	3.48	35,529	3.51	35,884	3.55	36,243	3.58
Personal Property	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payroll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trash Removal	3,977	0.39	4,016	0.40	4,057	0.40	4,097	0.41	4,138	0.41	4,179	0.41	4,221	0.42	4,263	0.42	4,306	0.43	4,349	0.43
Utilities:																				
Electricity	530	0.05	536	0.05	541	0.05	546	0.05	552	0.05	557	0.06	563	0.06	568	0.06	574	0.06	580	0.06
Water	5,302	0.52	5,355	0.53	5,409	0.53	5,463	0.54	5,517	0.55	5,573	0.55	5,628	0.56	5,685	0.56	5,742	0.57	5,799	0.57
Gas	928	0.09	937	0.09	947	0.09	956	0.09	966	0.10	975	0.10	985	0.10	995	0.10	1,005	0.10	1,015	0.10
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
One-Time Expenses:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	\$ 46,748	4.62	\$ 47,215	4.67	\$ 47,687	4.72	\$ 48,164	4.76	\$ 48,646	4.81	\$ 49,132	4.86	\$ 49,624	4.91	\$ 50,120	4.96	\$ 50,621	5.01	\$ 51,127	5.06
Net Rental Operating Income	\$ 262,632	25.98	\$ 278,101	27.51	\$ 294,408	29.12	\$ 311,601	30.82	\$ 329,729	32.61	\$ 348,844	34.50	\$ 369,004	36.50	\$ 390,266	38.60	\$ 412,694	40.82	\$ 436,354	43.16