PRO-FORMA NET OPERATING INCOME STATEMENT (NOI)

RESERVES/REPLACEMENT

\$0.00

-5%

VACANCIES/COLLECTION

\$0.00

-10%

12

\$0.00

INFLOWS:

RENT UNIT 1 \$1,365.00 247 E.18TH ST.
RENT UNIT 2 \$1,575.00 247 E.18TH ST.
RENT UNIT 3 \$1,000.00 276 E. 19TH ST.
RENT UNIT 4 \$825.00 276 E. 19TH ST.

TOTAL

\$4,765.00

\$57,180.00

GROSS OP INC

OUTFLOWS:

MANAGEMENT	<u>CHURCH</u>		<u>247 E.18TH ST.</u>		276 E.19TH ST.		
	<u>2010</u>	<u>2011</u>	<u>2010</u>	<u>2011</u>	2010	2011	
TAXES			\$9,532.98	\$9,532.98	\$8,287.15	\$8,287.15	
INSURANCE	\$6,341.57	\$6,341.57	includes all apartments				
WATER	\$621.32	\$329.18	\$533.00	\$316.71	\$252.06	\$137.64	
SEWER	\$213.00	\$213.00	\$112.00	\$112.00	\$112.00	\$112.00	
ELECTRIC	\$11,546.69	\$6,552.20	\$2,976.67	\$1,381.90	\$1,582.24	\$696.86	
NATURAL GAS	\$11,040.08		\$1,786.71	\$1,072.22	tenant pays own gas bill		
OIL			\$4,079.03	\$3,761.00			
MAINT/BLDG	\$6,443.63		\$1,156.97		\$64.95		
IMPROVEMENT							
SNOW-REMOVAL	\$1,750.00	\$1,750.00					
LANDSCAPING	\$900.00	\$200.00					
TOTAL	\$27,816.21	\$15,385.95	\$20,177.36	\$16,176.81	\$10,298.40	\$9,233.65	

2010 TOTAL

\$58,291.97

2011 TOTAL

\$40,796.41

OPERATING EXP

NOI