

OPERATING EXPENSE - SUMMARY

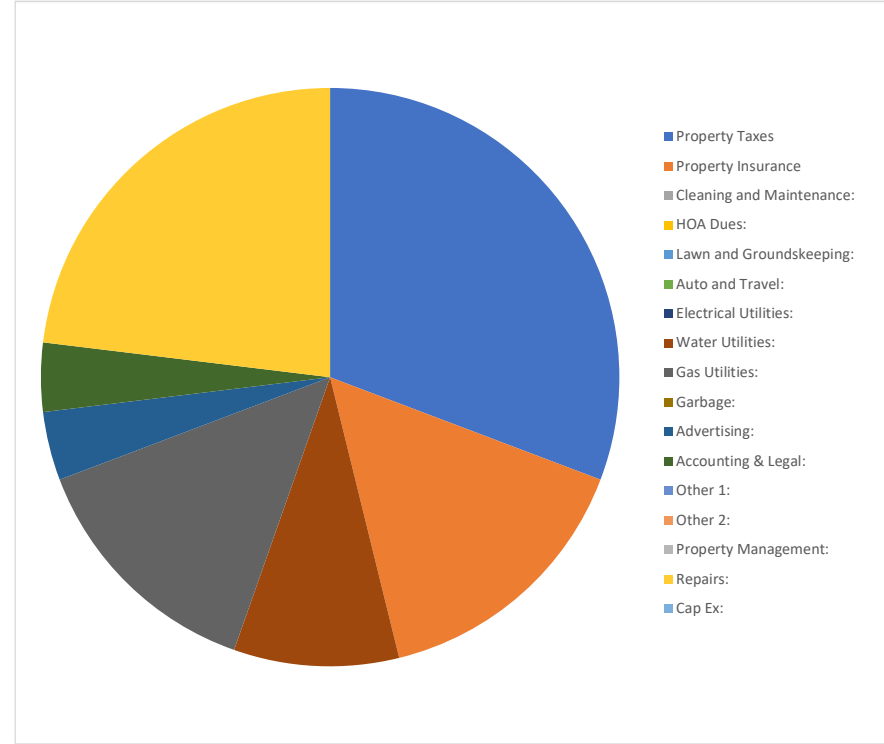
Analysis Date:

9/13/2017

Example Project

1234 N. Main St, Kansas City, MO 64116

Operating Expenses	Monthly	Annual	% of GOI
Property Taxes	-\$167	-\$2,000	-14.5%
Property Insurance	-\$83	-\$1,000	-7.3%
Cleaning and Maintenance:	\$0	\$0	0.0%
HOA Dues:	\$0	\$0	0.0%
Lawn and Groundskeeping:	\$0	\$0	0.0%
Auto and Travel:	\$0	\$0	0.0%
Electrical Utilities:	\$0	\$0	0.0%
Water Utilities:	-\$50	-\$600	-4.4%
Gas Utilities:	-\$75	-\$900	-6.5%
Garbage:	\$0	\$0	0.0%
Advertising:	-\$21	-\$250	-1.8%
Accounting & Legal:	-\$21	-\$250	-1.8%
Other 1:	\$0	\$0	0.0%
Other 2:	\$0	\$0	0.0%
Property Management:	\$0	\$0	0.0%
Repairs:	-\$125	-\$1,500	-10.9%
Cap Ex:	\$0	\$0	0.0%
Total Operating Expenses	-\$542	-\$6,500	-47.3%



\$ / MONTH

-\$542

\$ / YEAR

-\$6,500

% of GOI

-47.3%

OPERATING EXPENSE REPORT

Analysis Date:

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	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Gross Scheduled Income	\$15,000	\$15,150	\$15,302	\$15,455	\$15,609	\$15,765	\$15,923	\$16,082	\$16,243	\$16,405	\$16,569	\$16,735	\$16,902	\$17,071	\$17,242
Gross Operating Income	\$13,750	\$13,888	\$14,026	\$14,167	\$14,308	\$14,451	\$14,596	\$14,742	\$14,889	\$15,038	\$15,189	\$15,340	\$15,494	\$15,649	\$15,805
Operating Expenses															
Property Taxes	-\$2,000	-\$2,020	-\$2,040	-\$2,061	-\$2,081	-\$2,102	-\$2,123	-\$2,144	-\$2,166	-\$2,187	-\$2,209	-\$2,231	-\$2,254	-\$2,276	-\$2,299
Property Insurance	-\$1,000	-\$1,010	-\$1,020	-\$1,030	-\$1,041	-\$1,051	-\$1,062	-\$1,072	-\$1,083	-\$1,094	-\$1,105	-\$1,116	-\$1,127	-\$1,138	-\$1,149
Cleaning and Maintenance:															
HOA Dues:															
Lawn and Groundskeeping:															
Auto and Travel:															
Electrical Utilities:															
Water Utilities:	-\$600	-\$606	-\$612	-\$618	-\$624	-\$631	-\$637	-\$643	-\$650	-\$656	-\$663	-\$669	-\$676	-\$683	-\$690
Gas Utilities:	-\$900	-\$909	-\$918	-\$927	-\$937	-\$946	-\$955	-\$965	-\$975	-\$984	-\$994	-\$1,004	-\$1,014	-\$1,024	-\$1,035
Garbage:															
Advertising:	-\$250	-\$253	-\$255	-\$258	-\$260	-\$263	-\$265	-\$268	-\$271	-\$273	-\$276	-\$279	-\$282	-\$285	-\$287
Accounting & Legal:	-\$250	-\$253	-\$255	-\$258	-\$260	-\$263	-\$265	-\$268	-\$271	-\$273	-\$276	-\$279	-\$282	-\$285	-\$287
Other 1:															
Other 2:															
Property Management:															
Repairs:	-\$1,500	-\$1,515	-\$1,530	-\$1,545	-\$1,561	-\$1,577	-\$1,592	-\$1,608	-\$1,624	-\$1,641	-\$1,657	-\$1,674	-\$1,690	-\$1,707	-\$1,724
Cap Ex:															
Total Operating Expenses	-\$6,500	-\$6,565	-\$6,631	-\$6,697	-\$6,764	-\$6,832	-\$6,900	-\$6,969	-\$7,039	-\$7,109	-\$7,180	-\$7,252	-\$7,324	-\$7,398	-\$7,472
% of GSI	-43.3%	-43.3%	-43.3%	-43.3%	-43.3%	-43.3%	-43.3%	-43.3%	-43.3%	-43.3%	-43.3%	-43.3%	-43.3%	-43.3%	-43.3%
% of GOI	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%

OPERATING EXPENSE REPORT

Analysis Date:

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	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Gross Scheduled Income	\$41,795	\$42,213	\$42,635	\$43,061	\$43,492	\$43,927	\$44,366	\$44,810	\$45,258	\$45,710	\$46,168	\$46,629	\$47,096	\$47,566	\$48,042
Gross Operating Income	\$15,963	\$16,123	\$16,284	\$16,447	\$16,611	\$16,778	\$16,945	\$17,115	\$17,286	\$17,459	\$17,633	\$17,810	\$17,988	\$18,168	\$18,349
Operating Expenses															
Property Taxes	-\$2,322	-\$2,345	-\$2,369	-\$2,392	-\$2,416	-\$2,440	-\$2,465	-\$2,489	-\$2,514	-\$2,539	-\$2,565	-\$2,591	-\$2,616	-\$2,643	-\$2,669
Property Insurance	-\$1,161	-\$1,173	-\$1,184	-\$1,196	-\$1,208	-\$1,220	-\$1,232	-\$1,245	-\$1,257	-\$1,270	-\$1,282	-\$1,295	-\$1,308	-\$1,321	-\$1,335
Cleaning and Maintenance:															
HOA Dues:															
Lawn and Groundskeeping:															
Auto and Travel:															
Electrical Utilities:															
Water Utilities:	-\$697	-\$704	-\$711	-\$718	-\$725	-\$732	-\$739	-\$747	-\$754	-\$762	-\$769	-\$777	-\$785	-\$793	-\$801
Gas Utilities:	-\$1,045	-\$1,055	-\$1,066	-\$1,077	-\$1,087	-\$1,098	-\$1,109	-\$1,120	-\$1,131	-\$1,143	-\$1,154	-\$1,166	-\$1,177	-\$1,189	-\$1,201
Garbage:															
Advertising:	-\$290	-\$293	-\$296	-\$299	-\$302	-\$305	-\$308	-\$311	-\$314	-\$317	-\$321	-\$324	-\$327	-\$330	-\$334
Accounting & Legal:	-\$290	-\$293	-\$296	-\$299	-\$302	-\$305	-\$308	-\$311	-\$314	-\$317	-\$321	-\$324	-\$327	-\$330	-\$334
Other 1:															
Other 2:															
Property Management:															
Repairs:	-\$1,741	-\$1,759	-\$1,776	-\$1,794	-\$1,812	-\$1,830	-\$1,849	-\$1,867	-\$1,886	-\$1,905	-\$1,924	-\$1,943	-\$1,962	-\$1,982	-\$2,002
Cap Ex:															
Total Operating Expenses	-\$7,546	-\$7,622	-\$7,698	-\$7,775	-\$7,853	-\$7,931	-\$8,011	-\$8,091	-\$8,172	-\$8,253	-\$8,336	-\$8,419	-\$8,503	-\$8,588	-\$8,674
% of GSI	-18.1%	-18.1%	-18.1%	-18.1%	-18.1%	-18.1%	-18.1%	-18.1%	-18.1%	-18.1%	-18.1%	-18.1%	-18.1%	-18.1%	-18.1%
% of GOI	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%	-47.3%