

PRO FORMA FIVE YEAR PROJECTED BUDGET

Cleveland, OH						
	Year I	Year II	Year III	Year IV	Year V	
Income with assumed change per year		2%	2%	2%	2%	
Scheduled Rent	\$72,360	\$73,807	\$75,283	\$76,789	\$78,325	
Other Income and Utility Reimbursement	\$0	\$0	\$0	\$0	\$0	
	\$72,360	\$73,807	\$75,283	\$76,789	\$78,325	
Vacancy/Concessions with assumed change	0%	0%	0%	0%	0%	
Less: Vacancy*	\$0	\$0	\$0	\$0	\$0	
Total Income	\$72,360	\$73,807	\$75,283	\$76,789	\$78,325	
Expenses with assumed increase per year		2%	2%	2%	2%	
Administrative (/unit)	\$0	\$0	\$0	\$0	\$0	
Advertising & Promotion (total)	\$0	\$0	\$0	\$0	\$0	
Insurance (yr 1 prepaid /unit)	\$550	\$4,400	\$4,488	\$4,578	\$4,669	\$4,763
Payroll (/unit)	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance (/unit)	\$550	\$4,400	\$4,488	\$4,578	\$4,669	\$4,763
Contract Services (/unit)	\$0	\$0	\$0	\$0	\$0	\$0
Replacement Reserves (/unit)	\$550	\$4,400	\$4,488	\$4,578	\$4,669	\$4,763
Management Fee	10.0%		\$7,381	\$7,528	\$7,679	\$7,832
Real Property Taxes (yr 1 ppd/unit)	\$1,373	\$10,985	\$10,985	\$10,985	\$10,985	\$10,985
Utilities (/unit)	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Expense	\$3,928	\$31,421	\$31,830	\$32,247	\$32,672	\$33,106
Net Operating Income		\$40,939	\$41,977	\$43,037	\$44,117	\$45,219
Less: Debt Service		\$0	\$0	\$0	\$0	\$0
Projected Net Cash Flow		\$40,939	\$41,977	\$43,037	\$44,117	\$45,219
Total Cash-on-Cash Return**		11.34%	11.62%	11.92%	12.22%	12.52%
Return to Managing Member		\$14,329	\$14,692	\$15,063	\$15,441	\$15,827
Return to Investor		\$26,610	\$27,285	\$27,974	\$28,676	\$29,392
INVESTOR CASH ON CASH RETURN		7.37%	7.56%	7.75%	7.94%	8.14%
Debt Coverage Ratio		0.00	0.00	0.00	0.00	0.00
Expense Ratio		43.42%	43.13%	42.83%	42.55%	42.27%

Investor returns in Property Pkg				
		Return \$		Return %
Investor net cash flow first 5 years		\$139,938		7.75%
Total CCR				59.61%
Investor Total CCR				38.75%
Investor equity at sale		\$47,431		13.13%
Total Return on Inv		\$187,369		51.88%

Current Expenses
Current Income