

Pro Forma Statement

Enter data in the yellow cells only.

Site: 550 Hollenbeck Street				For: Ruthy Nugroho		By: ROC Real Capital											Date: 10/1/2018	
Historical Data				Pro Forma Data														
Income	2 Years Ago	1 Year Ago	Current Year	Annual Increase	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11			
Gross Potential Income (GPI)				2.00%	\$21,300	\$23,700	\$24,174	\$24,657	\$25,151	\$25,654	\$26,167	\$26,690	\$27,224	\$27,768	\$28,324			
- Loss to Lease				0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
- Vacancy and Collection Loss				0.00%	\$1,065	\$1,185	\$1,209	\$1,233	\$1,258	\$1,283	\$1,308	\$1,335	\$1,361	\$1,388	\$1,416			
= Net Rent Revenue	\$0	\$0	\$0		\$20,235	\$22,515	\$22,965	\$23,425	\$23,893	\$24,371	\$24,858	\$25,356	\$25,863	\$26,380	\$26,908			
+ Miscellaneous Income				0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
+ Property Tax Reimbursement				0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
+ Utility Reimbursement				0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
+ CAM Reimbursement				0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
+ Other Reimbursement				0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
= Effective Gross Income (EGI)	\$0	\$0	\$0		\$20,235	\$22,515	\$22,965	\$23,425	\$23,893	\$24,371	\$24,858	\$25,356	\$25,863	\$26,380	\$26,908			
Operating Expenses																		
Utilities																		
Heat				0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Electric				0.00%	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300			
Water and Sewer				3.00%	\$300	\$309	\$318	\$328	\$338	\$348	\$358	\$369	\$380	\$391	\$403			
Total Utilities	\$0	\$0	\$0		\$600	\$609	\$618	\$628	\$638	\$648	\$658	\$669	\$680	\$691	\$703			
Maintenance																		
Landscaping				3.00%	\$350	\$361	\$371	\$382	\$394	\$406	\$418	\$430	\$443	\$457	\$470			
Janitorial				3.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Painting and Decorating				3.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Maintenance Labor				3.00%	\$2,130	\$2,194	\$2,260	\$2,328	\$2,397	\$2,469	\$2,543	\$2,620	\$2,698	\$2,779	\$2,863			
Maintenance Contract				0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
HVAC				3.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Plumbing				3.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Electrical				3.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Security				3.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Total Maintenance	\$0	\$0	\$0		\$2,480	\$2,554	\$2,631	\$2,710	\$2,791	\$2,875	\$2,961	\$3,050	\$3,142	\$3,236	\$3,333			
Administration																		
Management Fee				0.00%	\$2,130	\$2,370	\$2,417	\$2,466	\$2,515	\$2,565	\$2,617	\$2,669	\$2,722	\$2,777	\$2,832			
Personnel Expense				0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Office Supplies				0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Telephone				0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Marketing				0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Total Administration	\$0	\$0	\$0		\$2,130	\$2,370	\$2,417	\$2,466	\$2,515	\$2,565	\$2,617	\$2,669	\$2,722	\$2,777	\$2,832			
Fixed Expenses																		
Insurance				3.00%	\$500	\$515	\$530	\$546	\$563	\$580	\$597	\$615	\$633	\$652	\$672			
Real Estate Taxes				3.00%	\$3,220	\$3,316	\$3,416	\$3,518	\$3,624	\$3,733	\$3,845	\$3,960	\$4,079	\$4,201	\$4,327			
Snow Removal				3.00%	\$250	\$258	\$265	\$273	\$281	\$290	\$299	\$307	\$317	\$326	\$336			
				0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
				0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
				0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Total Fixed Expenses	\$0	\$0	\$0		\$3,970	\$4,089	\$4,212	\$4,338	\$4,468	\$4,602	\$4,740	\$4,882	\$5,029	\$5,180	\$5,335			
- Total Operating Expenses	\$0	\$0	\$0		\$9,180	\$9,622	\$9,878	\$10,142	\$10,412	\$10,690	\$10,976	\$11,271	\$11,573	\$11,884	\$12,204			
= Net Operating Income (NOI)	\$0	\$0	\$0		\$11,055	\$12,893	\$13,087	\$13,283	\$13,481	\$13,681	\$13,882	\$14,085	\$14,290	\$14,496	\$14,704			

Capital Expenditures (Note: Will adjust BTCF on Before-Tax Cash Flow Tab)										
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11