

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Rental Income</b>	Monthly										
17915 Houston Street	\$375	\$4,500	\$4,590	\$4,682	\$4,775	\$4,871	\$4,968	\$5,068	\$5,169	\$5,272	\$5,378
17919 Houston Street	\$360	\$4,320	\$4,406	\$4,495	\$4,584	\$4,676	\$4,770	\$4,865	\$4,962	\$5,062	\$5,163
17923 Houston Street	\$375	\$4,500	\$4,590	\$4,682	\$4,775	\$4,871	\$4,968	\$5,068	\$5,169	\$5,272	\$5,378
17917 Houston Street	\$360	\$4,320	\$4,406	\$4,495	\$4,584	\$4,676	\$4,770	\$4,865	\$4,962	\$5,062	\$5,163
426 Avenue B (Inc. Electric)	\$425	\$5,100	\$5,202	\$5,306	\$5,412	\$5,520	\$5,631	\$5,743	\$5,858	\$5,975	\$6,095
422 Avenue B	\$360	\$4,320	\$4,406	\$4,495	\$4,584	\$4,676	\$4,770	\$4,865	\$4,962	\$5,062	\$5,163
<b>Gross Rent</b>		<b>\$27,060</b>	<b>\$27,601</b>	<b>\$28,153</b>	<b>\$28,716</b>	<b>\$29,291</b>	<b>\$29,876</b>	<b>\$30,474</b>	<b>\$31,083</b>	<b>\$31,705</b>	<b>\$32,339</b>
Vacancy & Collection Loss		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>Effective Gross Income</b>		<b>\$27,060</b>	<b>\$27,601</b>	<b>\$28,153</b>	<b>\$28,716</b>	<b>\$29,291</b>	<b>\$29,876</b>	<b>\$30,474</b>	<b>\$31,083</b>	<b>\$31,705</b>	<b>\$32,339</b>
<b>Expenses</b>											
Management (% EGI)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other (Well Permit)	\$84	\$86	\$87	\$89	\$91	\$93	\$95	\$96	\$98	\$98	\$100
<b>Total Administrative</b>	<b>\$84</b>	<b>\$86</b>	<b>\$87</b>	<b>\$89</b>	<b>\$91</b>	<b>\$93</b>	<b>\$95</b>	<b>\$96</b>	<b>\$98</b>	<b>\$98</b>	<b>\$100</b>
Electric	\$1,200	\$1,224	\$1,248	\$1,273	\$1,299	\$1,325	\$1,351	\$1,378	\$1,406	\$1,406	\$1,434
Trash	\$733	\$748	\$763	\$778	\$794	\$810	\$826	\$842	\$859	\$859	\$876
Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Operating</b>	<b>\$1,933</b>	<b>\$1,972</b>	<b>\$2,011</b>	<b>\$2,052</b>	<b>\$2,093</b>	<b>\$2,134</b>	<b>\$2,177</b>	<b>\$2,221</b>	<b>\$2,265</b>	<b>\$2,265</b>	<b>\$2,310</b>
Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Yard Maintenance	\$1,624	\$1,656	\$1,689	\$1,723	\$1,758	\$1,793	\$1,829	\$1,865	\$1,902	\$1,902	\$1,941
Septic (Maint. Contract)	\$195	\$199	\$203	\$207	\$211	\$215	\$220	\$224	\$228	\$228	\$233
Septic (Filters)	\$1,200	\$1,224	\$1,248	\$1,273	\$1,299	\$1,325	\$1,351	\$1,378	\$1,406	\$1,406	\$1,434
Septic (Annual Pump)	\$500	\$510	\$520	\$531	\$541	\$552	\$563	\$574	\$586	\$586	\$598
<b>Total Maintenance</b>	<b>\$3,519</b>	<b>\$3,589</b>	<b>\$3,661</b>	<b>\$3,734</b>	<b>\$3,809</b>	<b>\$3,885</b>	<b>\$3,963</b>	<b>\$4,042</b>	<b>\$4,123</b>	<b>\$4,123</b>	<b>\$4,205</b>
Real Estate Taxes	\$876	\$894	\$911	\$930	\$948	\$967	\$987	\$1,006	\$1,026	\$1,026	\$1,047
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Taxes</b>	<b>\$876</b>	<b>\$894</b>	<b>\$911</b>	<b>\$930</b>	<b>\$948</b>	<b>\$967</b>	<b>\$987</b>	<b>\$1,006</b>	<b>\$1,026</b>	<b>\$1,026</b>	<b>\$1,047</b>
Total Expenses		\$6,412	\$6,540	\$6,671	\$6,804	\$6,941	\$7,079	\$7,221	\$7,365	\$7,513	\$7,663
<b>Net Income</b>		<b>\$20,648</b>	<b>\$21,061</b>	<b>\$21,482</b>	<b>\$21,912</b>	<b>\$22,350</b>	<b>\$22,797</b>	<b>\$23,253</b>	<b>\$23,718</b>	<b>\$24,192</b>	<b>\$24,676</b>