

MARKS - BOOKER ENTERPRISES PROFORMA

	<u>2601 Lafayette</u>	<u>1522-24 S 10th</u>	<u>3405 Lafayette</u>	<u>2909-11 Lafayette</u>	<u>2718-20 Lafayette</u>	<u>1017 N 19th</u>	<u>TOTALS</u>
	<u>Comm Bld</u>	<u>Com Bld</u>	<u>2 BR House</u>	<u>4 Plex</u>	<u>3 Plex</u>	<u>4 Plex</u>	
1 GROSS SCHEDULED INCOME	\$24,000.00	\$23,100.00	\$6,900.00	\$19,800.00	\$18,900.00	\$16,800.00	\$109,500.00
2 <u>Plus: Other Income</u>	<u>\$100.00</u>						\$100.00
3 TOTAL GROSS INCOME	\$24,100.00	\$23,100.00	\$6,900.00	\$19,800.00	\$18,900.00	\$16,800.00	\$109,600.00
4 <u>Less: Vacancy & Credit Loss - 7%</u>	<u>\$1,680.00</u>	<u>\$1,617.00</u>	<u>\$483.00</u>	<u>\$1,386.00</u>	<u>\$1,323.00</u>	<u>\$1,176.00</u>	\$7,665.00
5 GROSS OPERATING INCOME	\$22,420.00	\$21,483.00	\$6,417.00	\$18,414.00	\$17,577.00	\$15,624.00	\$101,935.00
6 Less: Operating Expenses							
7 Accounting and Legal	\$0.00						\$0.00
8 Advertising, Licenses/Permits	\$0.00						\$0.00
9 Property Insurance	\$797.00	\$1,303.00		\$600.00	\$600.00	\$600.00	\$3,900.00
10 Property Management - 5%	\$1,200.00	\$1,155.00	\$345.00	\$990.00	\$945.00	\$840.00	\$5,475.00
11 Payroll: Resident Mgt	\$0.00						\$0.00
12 Other	\$0.00						\$0.00
13 Taxes-Workmens's Cp	\$0.00						\$0.00
14 Personal Property Taxes	\$0.00						\$0.00
15 Real Estate Taxes	\$1,326.00	\$2,100.00	\$565.00	\$650.00	\$760.00	\$700.00	\$6,101.00
16 Repair and Maintenance	\$0.00						\$0.00
17 Services: Elevator	\$0.00						\$0.00
18 Janitorial	\$0.00						\$0.00
19 Lawn	\$0.00						\$0.00
20 Pool	\$0.00						\$0.00
21 Rubbish	\$0.00						\$0.00
22 Other	\$0.00						\$0.00
23 Supplies	\$0.00						\$0.00
24 Utilities: Electricity	Tenant Pays			Tenant Pays			\$0.00
25 Gas and Oil	Tenant Pays			Tenant Pays			\$0.00
26 Sewer & Water	Tenant Pays	\$1,800.00		\$1,560.00	\$2,400.00	\$2,400.00	\$8,160.00
27 Telephone	\$0.00						\$0.00
28 Cable and Internet	\$0.00						\$0.00
29 Miscellaneous - Trash	\$0.00				\$439.92	\$439.92	\$879.84
30							
31 <u>TOTAL OPERATING EXPENSES</u>	<u>\$3,323.00</u>	<u>\$6,358.00</u>	<u>\$910.00</u>	<u>\$3,800.00</u>	<u>\$5,144.92</u>	<u>\$4,979.92</u>	\$24,515.84
32 NET OPERATING INCOME	\$19,097.00	\$15,125.00	\$5,507.00	\$14,614.00	\$12,432.08	\$10,644.08	\$77,419.16
33 <u>Less: Total Annual Debt Service</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	\$0.00
34 CASH FLOW BEFORE TAXES	\$19,097.00	\$15,125.00	\$5,507.00	\$14,614.00	\$12,432.08	\$10,644.08	\$77,419.16
Target Numbers	\$159,141.67	\$126,041.67	\$45,891.67	\$121,783.33	\$103,600.67	\$88,700.67	\$645,159.67