

PROPERTY ADDRESS

RES. UNITS

TBI ACQUISITION PROGRAM- APPLICATION FOR FUNDS

PROJECTED OPERATING STATEMENT

INCOME

| Unit Type | No of Units | SF/Unit | Avg Rent (Current) | Avg Rent (Projected) | Total Monthly |
|-------------------------------|-------------|---------|--------------------|----------------------|---------------|
| Studio | | | | | \$ |
| 1 Bedroom | | | | | \$ |
| 2 Bedroom | | | | | \$ |
| 3 Bedroom | | | | | \$ |
| 4 Bedroom | | | | | \$ |
| Other _____ | | | | | \$ |
| Commercial | | | | | \$ |
| Other Income (garage/laundry) | | | | | |

| | | | |
|-------------|----------------------|--|-----------|
| Total Units | <input type="text"/> | Total Monthly Income | \$ |
| | | Potential Gross Income (Annual) Vacancy Allowance (default 5%, change as needed) | \$ |
| | | Effective Gross Income | \$ |
| | | | |

EXPENSES (ANNUAL)

| | Current Expenses | Projected Expenses | Expenses Per Unit |
|--|------------------|--------------------|-------------------|
| Utilities (Do not included tenant-paid expenses) | | | |
| Gas | | | |
| Water | | | |
| Electric | | | |
| Management Fee | | | |
| Property Taxes | | | |
| Janitor | | | |
| Repair/Maintenance | | | |
| Painting | | | |
| Insurance | | | |
| Scavenger | | | |
| Exterminating | | | |
| Advertising | | | |
| Legal | | | |
| Reserves | | | |
| Other | | | |
| Other | | | |
| Other | | | |

| | | | | |
|----------------|----|---|----|---|
| Total Expenses | \$ | - | \$ | - |
|----------------|----|---|----|---|

| | | |
|----------------------|----|---|
| Net Operating Income | \$ | - |
|----------------------|----|---|

| | |
|---------------------|----|
| Annual Debt Service | \$ |
| Debt Coverage Ratio | |