

PROFORMA
2296 West 39th Ave

Revenue

Suites: (1BR) 6 @ \$1,100/month	\$	6,600	
(2BR) 4 @ \$1,650/month	\$	6,600	
1BR (unauthorized)	\$	1,000	(1)
 Parking: 5 stalls @ \$50	 \$	 250	
 Laundry: \$215/month	 \$	 215	
	\$	14,665	x 12 months
			\$ 175,980

Less: Vacancy Allowance 1% \$ (1,760)

Effective Gross Income (Projected) \$ 174,220

Expenses (2008)

Taxes (2009)	\$ 11,100
Electricity/Gas	\$ 9,600
Insurance	\$ 4,393
Janitorial Services	\$ 6,600 (2)
Miscellaneous	\$ 550
Water/Sewer	\$ 1,520
Repairs & Maintenance	<u>\$ 8,250 (3)</u>

Total Expenses: \$ 42,013

Projected NOI: \$ 132,207

Notes re: Revenue

As the building is presently a co-op, all suites are individually owned. The proforma, however, assumes the subject property is being operated as a conventional rental apartment building (the suggested revenue based on achievable estimates). While 3 of the suites are being rented, the remaining seven suites are owner-occupied. There are 10 legal suites (6 - 1 BR and 4 - 2 BR). Off the laundry room there is a sleeping room for the use of the owners' guests. The statement suggests that the existing sleeping room and laundry area will be converted by a new owner into a full 1 BR suite of approximately 750 sq ft (cost to convert approximately \$35,000).

Notes re: Expenses

Expenses as of 2008. The 2009 expense statement will be available end January 2010. As there is no caretaker, the owners have a janitorial service (2) which performs basic cleaning services. We have normalized the expense to \$6,600 which adequately covers a caretaking expense. The repairs and maintenance (3) has been normalized to \$8,250 (11 suites @ \$750/suite).