

Cash Flow

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Potential Gross Revenue	\$492,519	\$515,015	\$536,492	\$566,087	\$616,444	\$639,331	\$658,384	\$677,532	\$697,858	\$718,794
Vacancy	24,626	25,751	26,825	28,304	30,822	31,967	32,919	33,877	34,893	35,940
Net Effective Rent	467,893	489,264	509,667	537,783	585,622	607,364	625,464	643,656	662,965	682,854
Other Income	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143
Reimbursements	143,189	148,411	156,203	163,346	168,247	173,294	181,500	188,494	194,149	199,973
Effective Gross Revenue	641,082	668,575	697,698	733,911	787,634	815,437	842,786	869,046	895,117	921,971
Expenses										
Real Estate Taxes	75,000	77,250	79,568	81,955	84,413	86,946	89,554	92,241	95,008	97,858
Insurance	11,680	12,030	12,391	12,763	13,146	13,540	13,947	14,365	14,796	15,240
Utilities	29,200	30,076	30,978	31,908	32,865	33,851	34,866	35,912	36,990	38,099
Repairs & Maintenance	36,500	37,595	38,723	39,885	41,081	42,314	43,583	44,890	46,237	47,624
General & Administrative	4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219
Marketing	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566
Total Reimbursable	157,580	162,307	167,177	172,192	177,358	182,678	188,159	193,804	199,618	205,606
Management Fees	24,322	25,051	25,803	26,577	27,374	28,196	29,042	29,913	30,810	31,734
Legal & Accounting	6,600	6,798	7,002	7,212	7,428	7,651	7,881	8,117	8,361	8,612
Reserves & Replacements	58,400	60,152	61,957	63,815	65,730	67,702	69,733	71,825	73,979	76,199
Total Non-Reimbursable	89,322	92,001	94,762	97,604	100,532	103,548	106,655	109,855	113,150	116,545
Total Expenses	246,902	254,309	261,938	269,796	277,890	286,227	294,814	303,658	312,768	322,151
NOI	394,181	414,266	435,760	464,115	509,744	529,210	547,972	565,388	582,349	599,820
Tenant Improvements	29,600	36,800	10,000	78,000	16,000	5,600	0	0	0	0
Leasing Commissions	14,822	19,269	5,454	44,892	10,028	3,640	0	0	0	0
Debt Service	197,090	197,090	253,926	253,926	253,926	253,926	253,926	253,926	253,926	253,926
Cash Flow	152,668	161,107	166,380	87,297	229,790	266,044	294,047	311,462	328,424	345,894
<i>Cash on Cash</i>	<i>9.04%</i>	<i>9.54%</i>	<i>9.85%</i>	<i>5.17%</i>	<i>13.60%</i>	<i>15.75%</i>	<i>17.41%</i>	<i>18.44%</i>	<i>19.44%</i>	<i>20.48%</i>
<i>Effective Cap Rate</i>	<i>7.00%</i>	<i>7.36%</i>	<i>7.74%</i>	<i>8.24%</i>	<i>9.05%</i>	<i>9.40%</i>	<i>9.73%</i>	<i>10.04%</i>	<i>10.34%</i>	<i>10.65%</i>
<i>DSCR</i>	<i>2.00</i>	<i>2.10</i>	<i>1.72</i>	<i>1.83</i>	<i>2.01</i>	<i>2.08</i>	<i>2.16</i>	<i>2.23</i>	<i>2.29</i>	<i>2.36</i>