

VET HSE OPERATING BUDGET			2009 Basis	2010	2011	2012	2013	2014	2015	2016
Annual increase: income				3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual increase: costs				5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
<b>INCOME:</b>	<b>MONTHLY</b>	<b>ANNUAL</b>								
1-2 bedroom	\$ 1,479.00	\$ 17,748								
3 bedroom	\$ 1,769.00	\$ 21,228								
		\$ 38,976								
Vacancy (5%)		\$ 1,949								
<b>ANNUAL RENTAL INCOME</b>			<b>\$ 37,027</b>	\$ 38,138	\$ 39,282	\$ 40,461	\$ 41,674	\$ 42,925	\$ 44,212	\$ 45,539
<b>EXPENSES</b>										
<b>Administrative</b>										
Management Fee @ 5% of income		\$ 1,800								
CAN-DO Administration		\$ 1,200								
<b>TOTAL ADMINISTRATIVE</b>			<b>\$ 3,000</b>	\$ 3,150	\$ 3,308	\$ 3,473	\$ 3,647	\$ 3,829	\$ 4,020	\$ 4,221
<b>Maintenance:</b>										
Janitorial Supplies		\$ 500								
Landscaping/Snow Removal		\$ 2,000								
Decorating/Repairs		\$ 2,000								
<b>TOTAL MAINTENANCE</b>			<b>\$ 4,500</b>	\$ 4,725	\$ 4,961	\$ 5,209	\$ 5,470	\$ 5,743	\$ 6,030	\$ 6,332
<b>Utilities:</b>										
Common area electric		\$ 250								
Water/Sewer		\$ 1,950								
<b>TOTAL UTILITIES</b>			<b>\$ 2,200</b>	\$ 2,310	\$ 2,426	\$ 2,547	\$ 2,674	\$ 2,808	\$ 2,948	\$ 3,096
Insurance		\$ 2,800								
Taxes		\$ 7,068								
Operating reserve		\$ 1,500								
<b>TOTAL RESERVES/INSURANCE/TAXES</b>			<b>\$ 11,368</b>	\$ 11,936	\$ 12,533	\$ 13,160	\$ 13,818	\$ 14,509	\$ 15,234	\$ 15,996
<b>TOTAL OPERATING COSTS</b>			<b>\$ 21,068</b>	\$ 22,121	\$ 23,227	\$ 24,389	\$ 25,608	\$ 26,889	\$ 28,233	\$ 29,645
<b>NET OPERATING INCOME</b>			<b>\$ 15,959</b>	\$ 16,017	\$ 16,055	\$ 16,072	\$ 16,066	\$ 16,036	\$ 15,979	\$ 15,894
Debt Service (P & I)	Monthly	Annual								
175,000@.06	\$ 1,137	\$ 13,644	\$ 13,644	\$ 13,644	\$ 13,644	\$ 13,644	\$ 13,644	\$ 13,644	\$ 13,644	\$ 13,644
<b>DEBT SERVICE</b>			<b>\$ 13,644</b>	\$ 13,644	\$ 13,644	\$ 13,644	\$ 13,644	\$ 13,644	\$ 13,644	\$ 13,644
<b>NET CASH FLOW</b>			<b>\$ 2,315</b>	\$ 2,373	\$ 2,411	\$ 2,428	\$ 2,422	\$ 2,392	\$ 2,335	\$ 2,250
<b>DEBT SERVICE COVERAGE RATIO</b>			<b>1.17</b>	1.17	1.18	1.18	1.18	1.18	1.17	1.16

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<b>VET HSE OPERATING BUDGET</b>		<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>				
Annual increase: income		3.0%	3.0%	3.0%	3.0%				
Annual increase: costs		5.0%	5.0%	5.0%	5.0%				
<b>INCOME:</b>	<b>MONTHLY</b>								
1-2 bedroom	\$ 1,479.00								
3 bedroom	\$ 1,769.00								
Vacancy (5%)									
<b>ANNUAL RENTAL INCOME</b>		\$ 46,905	\$ 48,312	\$ 49,761	\$ 51,254				
<b>EXPENSES</b>									
<b>Administrative</b>									
Management Fee @ 5% of income									
CAN-DO Administration									
<b>TOTAL ADMINISTRATIVE</b>		\$ 4,432	\$ 4,654	\$ 4,887	\$ 5,131				
<b>Maintenance:</b>									
Janitorial Supplies									
Landscaping/Snow Removal									
Decorating/Repairs									
<b>TOTAL MAINTENANCE</b>		\$ 6,649	\$ 6,981	\$ 7,330	\$ 7,697				
<b>Utilities:</b>									
Common area electric									
Water/Sewer									
<b>TOTAL UTILITIES</b>		\$ 3,250	\$ 3,413	\$ 3,584	\$ 3,763				
Insurance									
Taxes									
Operating reserve									
<b>TOTAL RESERVES/INSURANCE/TAXES</b>		\$ 16,796	\$ 17,635	\$ 18,517	\$ 19,443				
<b>TOTAL OPERATING COSTS</b>		\$ 31,127	\$ 32,683	\$ 34,318	\$ 36,033				
<b>NET OPERATING INCOME</b>		\$ 15,778	\$ 15,629	\$ 15,444	\$ 15,221				
Debt Service (P & I)	Monthly								
175,000@.06	\$ 1,137	\$ 13,644	\$ 13,644	\$ 13,644	\$ 13,644				
<b>DEBT SERVICE</b>		\$ 13,644	\$ 13,644	\$ 13,644	\$ 13,644				
<b>NET CASH FLOW</b>		\$ 2,134	\$ 1,985	\$ 1,800	\$ 1,577				
<b>DEBT SERVICE COVERAGE RATIO</b>		1.16	1.15	1.13	1.12				

22-Sep-09



**COMMONWEALTH - OPERATING BUDGET**

<b>INCOME:</b>		<b>MONTHLY</b>		
1 - 2 Bedroom	\$ 1,479	12	\$ 17,748	
1 - 3 Bedroom	\$ 1,769	12	\$ 21,228	
	<b>TOTAL</b>		\$ 38,976	
VACANCY	5%		\$ 1,949	
<b>ANNUAL RENTAL INCOME</b>				
<b>TOTAL INCOME</b>				<b>\$ 37,027</b>
<b>EXPENSES</b>				
<b>Administrative</b>				
Management Fee @ 5% of annual income			\$ 1,800	
CAN-DO Administration			\$ 1,200	
<b>TOTAL ADMINISTRATIVE</b>				<b>\$ 3,000</b>
<b>Maintenance:</b>				
Janitorial Supplies			\$ 500	
Landscaping/Snow Removal			\$ 2,000	
Decorating/Repairs			\$ 2,000	
<b>TOTAL MAINTENANCE</b>				<b>\$ 4,500</b>
<b>Utilities:</b>				
Common area electric			\$ 250	
Water/Sewer			\$ 1,950	
<b>TOTAL UTILITIES</b>				<b>\$ 2,200</b>
Insurance			\$ 2,800	
Taxes			\$ 7,068	
Operating Reserve			\$ 1,500	
<b>TOTAL RESERVES/INSURANCE/TAXES</b>				<b>\$ 11,368</b>
<b>TOTAL OPERATING COSTS</b>				<b>\$ 21,068</b>
<b>NET OPERATING INCOME</b>				<b>\$ 15,959</b>
<b>Debt Service:</b>				
Bank	\$ 175,000	25 yrs @ 6%	\$ 1,137	\$13,644
<b>TOTAL OPERATING &amp; DEBT SERVICE</b>				<b>\$ 34,712</b>
<b>NET CASH FLOW</b>				<b>\$ 2,315</b>

**DEBT SERVICE COVERAGE RATIO**

0.169686

1.17

9/25/2009