

CAN-DO Operating ProForma

236 Auburn St.

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INCOME			Jul-20			Year	Year	Year	Year
Unit	bedrooms	Rent	No. units	Trending		1	2	3	4
duplex	Low HOME	2	1,404	1	2%	16,848	17,185	17,529	17,879
single	Low HOME	3	1,539	1		18,468	18,837	19,214	19,598
duplex	Low HOME	3	1,527	1		18,324	18,690	19,064	19,446
Gross Potential Annual Income						53,640	54,713	55,807	56,923
Vacancy 3%						(1,609)	(1,641)	(1,674)	(1,708)
Effective Annual Income						52,031	53,071	54,133	55,216
EXPENSES		<u>per unit</u>							
	Insurance (included in condo fee)		0	3%		0	0	0	0
	Management Fees		500	3%		1,500	1,545	1,591	1,639
	Administrative Expenses		1,030	3%		3,090	3,183	3,278	3,377
	Supportive Services		500	3%		1,500	1,545	1,591	1,639
	Landscaping/Snow		0	3%		0	0	0	0
	Facility Maintenance		2,050	3%		6,150	6,335	6,525	6,720
	Utilities		1,550	3%		4,650	4,790	4,933	5,081
	Property Taxes		4,000	3%		12,000	12,360	12,731	13,113
	Replacement Reserve		300	3%		900	900	900	900
	Condo Fee (Insurance, Man fee)		3,910	3%		11,730	12,082	12,444	12,818
			13,840						
Total Annual Expenses						41,520	42,739	43,994	45,287
Net Operating Income						10,511	10,333	10,139	9,929
Debt Service									
	0	5.50%	30			0	0	0	0
Cash Flow						10,511	10,333	10,139	9,929

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INCOME		Unit	bedrooms	Rent No.	units	Trending	Year	Year	Year	Year		
							5	6	7	8		
duplex	Low HOME	2	1,404	1	2%	18,237	18,602	18,974	19,353			
single	Low HOME	3	1,539	1		19,990	20,390	20,798	21,214			
duplex	Low HOME	3	1,527	1		19,834	20,231	20,636	21,049			
Gross Potential Annual Income						58,062	59,223	60,407	61,615			
Vacancy 3%						(1,742)	(1,777)	(1,812)	(1,848)			
Effective Annual Income						56,320	57,446	58,595	59,767			
EXPENSES						<u>per unit</u>						
Insurance (included in condo fee)						0	3%	0	0	0	0	
Management Fees						500	3%	1,688	1,739	1,791	1,845	
Administrative Expenses						1,030	3%	3,478	3,582	3,690	3,800	
Supportive Services						500	3%	1,688	1,739	1,791	1,845	
Landscaping/Snow						0	3%	0	0	0	0	
Facility Maintenance						2,050	3%	6,922	7,130	7,343	7,564	
Utilities						1,550	3%	5,234	5,391	5,552	5,719	
Property Taxes						4,000	3%	13,506	13,911	14,329	14,758	
Replacement Reserve						300	3%	900	900	900	900	
Condo Fee (Insurance, Man fee)						3,910	3%	13,202	13,598	14,006	14,426	
						13,840						
Total Annual Expenses								46,618	47,990	49,402	50,857	
Net Operating Income								9,702	9,456	9,193	8,910	
Debt Service												
						0	5.50%	30	0	0	0	0
Cash Flow								9,702	9,456	9,193	8,910	

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INCOME			Jul-20			Year	Year	Year	Year
Unit	bedrooms	Rent No.	units	Trending		9	10	11	12
duplex	Low HOME	2	1,404	1	2%	19,740	20,135	20,538	20,948
single	Low HOME	3	1,539	1		21,638	22,071	22,512	22,963
duplex	Low HOME	3	1,527	1		21,469	21,899	22,337	22,784
Gross Potential Annual Income						62,848	64,105	65,387	66,695
Vacancy 3%						(1,885)	(1,923)	(1,962)	(2,001)
Effective Annual Income						60,962	62,182	63,425	64,694
EXPENSES		<u>per unit</u>							
	Insurance (included in condo fee)		0	3%		0	0	0	0
	Management Fees		500	3%		1,900	1,957	2,016	2,076
	Administrative Expenses		1,030	3%		3,914	4,032	4,153	4,277
	Supportive Services		500	3%		1,900	1,957	2,016	2,076
	Landscaping/Snow		0	3%		0	0	0	0
	Facility Maintenance		2,050	3%		7,791	8,024	8,265	8,513
	Utilities		1,550	3%		5,890	6,067	6,249	6,437
	Property Taxes		4,000	3%		15,201	15,657	16,127	16,611
	Replacement Reserve		300	3%		900	900	900	900
	Condo Fee (Insurance, Man fee)		3,910	3%		14,859	15,305	15,764	16,237
			13,840						
Total Annual Expenses						52,356	53,900	55,490	57,128
Net Operating Income						8,606	8,282	7,935	7,566
Debt Service									
	0	5.50%	30			0	0	0	0
Cash Flow						8,606	8,282	7,935	7,566

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INCOME			Jul-20			Year	Year	Year	Year
Unit	bedrooms	Rent	No. units	Trending		13	14	15	16
duplex	Low HOME	2	1,404	1	2%	21,367	21,795	22,231	22,675
single	Low HOME	3	1,539	1		23,422	23,890	24,368	24,855
duplex	Low HOME	3	1,527	1		23,239	23,704	24,178	24,662
Gross Potential Annual Income						68,028	69,389	70,777	72,192
Vacancy 3%						(2,041)	(2,082)	(2,123)	(2,166)
Effective Annual Income						65,988	67,307	68,654	70,027
EXPENSES		<u>per unit</u>							
	Insurance (included in condo fee)		0	3%		0	0	0	0
	Management Fees		500	3%		2,139	2,203	2,269	2,337
	Administrative Expenses		1,030	3%		4,406	4,538	4,674	4,814
	Supportive Services		500	3%		2,139	2,203	2,269	2,337
	Landscaping/Snow		0	3%		0	0	0	0
	Facility Maintenance		2,050	3%		8,768	9,031	9,302	9,581
	Utilities		1,550	3%		6,630	6,829	7,034	7,245
	Property Taxes		4,000	3%		17,109	17,622	18,151	18,696
	Replacement Reserve		300	3%		900	900	900	900
	Condo Fee (Insurance, Man fee)		3,910	3%		16,724	17,226	17,743	18,275
			13,840						
Total Annual Expenses						58,814	60,552	62,341	64,185
Net Operating Income						7,173	6,756	6,312	5,842
Debt Service									
	0	5.50%	30			0	0	0	0
Cash Flow						7,173	6,756	6,312	5,842

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INCOME			Jul-20			Year	Year	Year	Year
Unit	bedrooms	Rent	No. units	Trending		17	18	19	20
duplex	Low HOME	2	1,404	1	2%	23,129	23,591	24,063	24,544
single	Low HOME	3	1,539	1		25,353	25,860	26,377	26,904
duplex	Low HOME	3	1,527	1		25,155	25,658	26,171	26,695
Gross Potential Annual Income						73,636	75,109	76,611	78,143
Vacancy 3%						(2,209)	(2,253)	(2,298)	(2,344)
Effective Annual Income						71,427	72,856	74,313	75,799
EXPENSES		<u>per unit</u>							
Insurance (included in condo fee)			0	3%		0	0	0	0
Management Fees			500	3%		2,407	2,479	2,554	2,630
Administrative Expenses			1,030	3%		4,959	5,107	5,261	5,418
Supportive Services			500	3%		2,407	2,479	2,554	2,630
Landscaping/Snow			0	3%		0	0	0	0
Facility Maintenance			2,050	3%		9,869	10,165	10,470	10,784
Utilities			1,550	3%		7,462	7,686	7,916	8,154
Property Taxes			4,000	3%		19,256	19,834	20,429	21,042
Replacement Reserve			300	3%		900	900	900	900
Condo Fee (Insurance, Man fee)			3,910	3%		18,823	19,388	19,970	20,569
			13,840						
Total Annual Expenses						66,083	68,039	70,053	72,127
Net Operating Income						5,344	4,817	4,260	3,672
Debt Service		0	5.50%	30		0	0	0	0
Cash Flow						5,344	4,817	4,260	3,672