

2013 Pro Form Based on 2012 Records and Owner Supplied Data

<u>Income</u>	Rent	CAM Reimbursement	
Patrick Borja	\$47,978.00	\$7,590.00	
Boris Schneider / Logo Motion	\$6,043.79	\$0.00	
Roeberg Enterprises	\$15,966.90	\$2,331.45	
Rail! Holden Sirak	\$11,787.78	\$1,720.95	
Keck Associates	\$26,665.08	\$3,593.70	
Dark Horse Photo	\$26,431.36	\$0.00	
Cruise One*	\$20,400.00	\$3,300.00	
Musk Tours*	\$25,560.00	\$9,900.00	
Jeffery Maffett / Computer Aid	\$1,750.39	\$0.00	
Vacant 1st Floor (909.5 sq ft)	\$0.00	\$0.00	
Vacant Ground Floor (3000 +/- sq ft)	\$0.00	\$0.00	
	\$182,583.30	\$28,436.10	
		<u>Gross Income</u>	\$211,019.40

<u>Expenses</u>	
Real Estate Taxes	\$25,788.81
Insurance	\$2,360.00
Water	\$4,147.00
Sewer	\$4,732.00
Trash	\$1,440.00
Electric (common area / outside)	\$4,320.00
Repairs / Maintenance	\$2,390.21
Lawn/Snow	\$1,250.00
Oil	\$3,313.56
Cleaning (Estimate)	\$5,000.00
	\$54,741.58

Net Income before Debt Service **\$156,277.82**

Potential Income

	Potential Rent	Potential CAM Reimbursement
Vacant 1st Floor (909,5 sq ft at \$12 sq ft)	\$10,914.00	
Vacant Ground Floor (3000 +/- sq ft at \$6 sq ft)	\$18,000.00	\$1,541.10
	\$28,914.00	\$3,750.00
		\$5,291.10

Potential Net Income before Debt Service **\$190,482.92**

Notes to Accompany Revised Income and Expenses:

- (1) Rhodes will sign a 5 year lease for \$12 per square foot for the 1,700 square feet on the first floor -
- (2) Rhodes will sign a shorter term lease for the 4,260 on the ground floor at \$6 per square foot -
- (3) We used his figures for CAM which the reimbursements may be running low according to him
- (4) We included \$5,000 for cleaning of common areas
- (5) We included projected rents for the vacant areas on the first and ground floors