

See budget/forecast

**Revenues:**

Rent Payments 132,000  
11,000 square foot leaseable space  
Asking \$12/sqft

**Total Revenues**

132,000

Rental Income

**Utilities**

Electric 30,000  
Water/Sewer 2,800

**Total Utilities**

32,800

Land and Buildings: Contractual Services

**Maintenance/Repairs**

General Labor 3,200  
HVAC 2,500  
Elevator Contract 4,500  
Roof Repair 0  
Paint 4,000  
Locks/Keys 200  
Fire Equipment 300  
Plumbing 300  
Window Washing 800  
Carpet 1,500  
Trash 0  
Light Bulbs 100  
Interior 4,000  
Signage 200  
Misc. Maintenance 5,000

**Total Maintenance**

26,600

Land and Buildings: Contractual Services

**Janitorial**

Contract Janitorial 2,500  
Janitorial Supplies 150

**Total Janitorial**

2,650

Land and Buildings: Contractual Services

**Grounds Maintenance**

Contract Landscape	1,000
Snow Removal	0
Parking Lot Repair	0
Misc. Grounds	100
<b>Total Grounds Maintenance</b>	<u>1,100</u>

Land and Buildings: Contractual Services

**Admin**

Bank Fees/Checks	100
Security	0
Management Fees	12,000
Legal Accounting	0
<b>Total Admin</b>	<u>12,100</u>

Land and Buildings: Contractual Services

**Fixed**

Real Estate Taxes	16,800
CAT Taxes	0
Insurance	4,000
<b>Total Fixed</b>	<u>20,800</u>

Land and Buildings: Contractual Services

**Non Recoverable**

Bad Debt	1,000
<b>Total Non Recoverable</b>	<u>1,000</u>

Land and Buildings: Contractual Services

**Capital Improvement**

Set aside	10,000
<b>Total Capital Improvement</b>	<u>10,000</u>

Land and Buildings: Capital Outlay

107,050

Income before Debt Service Payment

24,950