

Attachment 3 - Rental Proforma

Women's Center of Brevard Transtional Housing Rental 10-Year Cash Flow Projection

Project Name:

Tranquility Cove

Income Adjuster:

1.00%

Project Address:

Mercury Ave Palm Bay

Expense Adjuster:

3.00%

Income:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Effective Income From Rent	\$ 15,600	\$ 15,756	\$ 15,914	\$ 16,073	\$ 16,234	\$ 16,396	\$ 16,560	\$ 16,726	\$ 16,893	\$ 17,062

Expenses:										
Administrative	\$ 11,462	\$ 11,806	\$ 12,160	\$ 12,525	\$ 12,901	\$ 13,288	\$ 13,687	\$ 14,098	\$ 14,521	\$ 14,957
Payroll	\$ 44,395	\$ 45,727	\$ 47,099	\$ 48,512	\$ 49,967	\$ 51,466	\$ 53,010	\$ 54,600	\$ 56,238	\$ 57,925
Maintenance and Operations	\$ 40,720	\$ 41,942	\$ 43,200	\$ 44,496	\$ 45,831	\$ 47,206	\$ 48,622	\$ 50,081	\$ 51,583	\$ 53,130
Taxes & Insurance	\$ 29,500	\$ 30,385	\$ 31,297	\$ 32,236	\$ 33,203	\$ 34,199	\$ 35,225	\$ 36,282	\$ 37,370	\$ 38,491
Total Expense:	\$ 126,077	\$ 129,860	\$ 133,756	\$ 137,769	\$ 141,902	\$ 146,159	\$ 150,544	\$ 155,061	\$ 159,712	\$ 164,503

Net Operating Income	\$ (110,477)	\$ (114,104)	\$ (117,842)	\$ (121,696)	\$ (125,668)	\$ (129,763)	\$ (133,984)	\$ (138,335)	\$ (142,819)	\$ (147,441)
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Assumptions:

Units

4

Avg Monthly Rent

\$ 325.00