

Analysis Method

Quick & Dirty Method

Advanced & Detailed Method

Annual Input

Show/Hide Rental Income Summary

Show Rental Summary  Hide Rental Summary

| Summary                 | Y1             | Y2             | Y3             | Y4             | Y5             | Y6             | Y7             | Y8             | Y9             | Y10            |
|-------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Potential Rental Income | 54,000         | 55,620         | 57,289         | 59,007         | 60,777         | 62,601         | 64,479         | 66,413         | 68,406         | 70,458         |
| Vacancy                 | <u>(2,160)</u> | <u>(2,225)</u> | <u>(2,292)</u> | <u>(2,360)</u> | <u>(2,431)</u> | <u>(2,504)</u> | <u>(2,579)</u> | <u>(2,657)</u> | <u>(2,736)</u> | <u>(2,818)</u> |
| Effective Rental Income | <u>51,840</u>  | <u>53,395</u>  | <u>54,997</u>  | <u>56,647</u>  | <u>58,346</u>  | <u>60,097</u>  | <u>61,900</u>  | <u>63,757</u>  | <u>65,669</u>  | <u>67,639</u>  |

| Summary                 | Y11            | Y12            | Y13            | Y14            | Y15            | Y16            | Y17            | Y18            | Y19            | Y20            |
|-------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Potential Rental Income | 72,571         | 74,749         | 76,991         | 79,301         | 81,680         | 84,130         | 86,654         | 89,254         | 91,931         | 94,689         |
| Vacancy                 | <u>(2,903)</u> | <u>(2,990)</u> | <u>(3,080)</u> | <u>(3,172)</u> | <u>(3,267)</u> | <u>(3,365)</u> | <u>(3,466)</u> | <u>(3,570)</u> | <u>(3,677)</u> | <u>(3,788)</u> |
| Effective Rental Income | <u>69,669</u>  | <u>71,759</u>  | <u>73,911</u>  | <u>76,129</u>  | <u>78,413</u>  | <u>80,765</u>  | <u>83,188</u>  | <u>85,684</u>  | <u>88,254</u>  | <u>90,902</u>  |

### Quick & Dirty Input Method #1

|                       |           |
|-----------------------|-----------|
| Monthly Lease Amount  | \$ 4,500  |
| Annual Lease Amount   | \$ 54,000 |
| Annual Lease Increase | 3.00%     |
| Annual Vacancy Rate   | 4.00%     |