

**Upstairs Downtown
Development Pro Forma
Sidney, NE
8-Feb-15**

Annual Income and Operating Expense

Project Name:	Sidney, NE 4	Unit Mix	Unit Mix	Sq.Ft.	Cost Range \$70 - 120	Rent @ \$1.00
Location	827 10th Avenue	A	1 Bedroom	1,108	77,560	132,960
# of Units	1					1,100
Version 1						

Operating Expense

Administrative

Advertising	250
Management Fee @ ___%	0
Other	

Total Administrative 250

Operating

Elevator Maintenance	0
Fuel - Heating	250
Fuel - Hot Water	0
Electric	375
Water / Sewer	200
Trash Removal	150
Security	180
Payroll	0
Misc.	250

Total Operating 1,405

Maintenance

Decorating	250
Repairs	250
Exterminating	150
Insurance	200
Grounds	100
Other	

Total Maintenance 950

Replacement Reserves 500

Total Operating Expenses

(Before RE Taxes)

Taxes

RE Taxes	500
Personal Property	0
Employee Payroll	0
Other	0

Total Taxes 500

Total Operating Expenses 3,655

Annual Income

Gross Potential - Residential (3,200 X 12)	13,200
(Less Residential Occupancy @ 7 %)	-924
Subtotal	12,276

Gross Potential - Commercial	N.A.
(Less Commercial Occupancy @ ___%)	
Subtotal	

Effective Gross Income	12,276
(Less Operating Expenses)	-3,655
Net Operating Income	8,621

Expense Ratio

Net Revenue	67%
Debt Service	9,672
Cash Flow after Debt Service	-1,051