

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

**Annual Income and Operating Expense**

	Unit Mix	Unit Mix	Sq.Ft.	Cost Range \$70 - 120	Rent @ .92
Project Name: Sidney, NE 2	A	1 Bedroom	1,500	10,000	1,200
Location 925 Illinois	B	1 bedroom	1,416	99,120	169,920
# of Units 2			2,916	109,120	169,920
Version 2					2,400

**Operating Expense**

**Administrative**

Advertising	500
Management Fee @ ___%	500
Other	

**Total Administrative** 1,000

**Operating**

Elevator Maintenance	0
Fuel - Heating	500
Fuel - Hot Water	0
Electric	750
Water / Sewer	400
Trash Removal	300
Security	360
Payroll	0
Misc.	400

**Total Operating** 2,710

**Maintenance**

Decorating	500
Repairs	500
Exterminating	450
Insurance	1,250
Grounds	300
Other	

**Total Maintenance** 3,000

**Replacement Reserves** 1,000

**Total Operating Expenses**

(Before RE Taxes)

**Taxes**

RE Taxes	1,000
Personal Property	0
Employee Payroll	0
Other	0

**Total Taxes** 1,000

**Total Operating Expenses** 8,710

**Annual Income**

Gross Potential - Residential (2,400 X 12)	28,800
(Less Residential Occupancy @ 7 %)	-2,016
<b>Subtotal</b>	<b>26,784</b>

Gross Potential - Commercial	N.A.
(Less Commercial Occupancy @ ___%)	
<b>Subtotal</b>	

Effective Gross Income	26,784
(Less Operating Expenses)	-8,710

**Net Operating Income** 18,074

**Expense Ratio**

Net Revenue 69%

**Debt Service** -15,528

**Cash Flow after Debt Service** 2,546