

Gaffney Mill Apartments
20-Year Pro Forma

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Total Annual Rental Income	567,996.00	579,355.92	590,943.04	602,761.90	614,817.14	627,113.48	639,655.75	652,448.86	665,497.84	678,807.80	692,383.95	706,231.63	720,356.27	734,763.39	749,458.66	764,447.83	779,736.79	795,331.53	811,238.16	827,462.92
Other Income	11,360.00	11,587.20	11,818.94	12,055.32	12,296.43	12,542.36	12,793.21	13,049.07	13,310.05	13,576.25	13,847.78	14,124.73	14,407.23	14,695.37	14,989.28	15,289.06	15,594.85	15,906.74	16,224.88	16,549.37
Vacancy Allowance	(40,554.92)	(41,366.02)	(42,193.34)	(43,037.21)	(43,897.95)	(44,775.91)	(45,671.43)	(46,584.86)	(47,516.55)	(48,466.88)	(49,436.22)	(50,424.95)	(51,433.44)	(52,462.11)	(53,511.36)	(54,581.58)	(55,673.21)	(56,786.68)	(57,922.41)	(59,080.86)
Effective Gross Income	538,801.08	549,577.10	560,568.64	571,780.02	583,215.62	594,879.93	606,777.53	618,913.08	631,291.34	643,917.17	656,795.51	669,931.42	683,330.05	696,996.65	710,936.58	725,155.31	739,658.42	754,451.59	769,540.62	784,931.43
Total Annual Expenses	(369,520.00)	(380,605.60)	(392,023.77)	(403,784.48)	(415,898.02)	(428,374.96)	(441,226.20)	(454,462.99)	(468,096.88)	(482,139.79)	(496,603.98)	(511,502.10)	(526,847.16)	(542,652.58)	(558,932.16)	(575,700.12)	(592,971.12)	(610,760.26)	(629,083.06)	(647,955.56)
Annual Replacement Reserves	(18,000.00)	(18,540.00)	(19,096.20)	(19,669.09)	(20,259.16)	(20,866.93)	(21,492.94)	(22,137.73)	(22,801.86)	(23,485.92)	(24,190.49)	(24,916.21)	(25,663.70)	(26,433.61)	(27,226.62)	(28,043.41)	(28,884.72)	(29,751.26)	(30,643.80)	(31,563.11)
Net Operating Income	151,281.08	150,431.50	149,448.68	148,326.45	147,058.44	145,638.04	144,058.38	142,312.36	140,392.60	138,291.46	136,001.03	133,513.11	130,819.19	127,910.46	124,777.81	121,411.78	117,802.58	113,940.07	109,813.76	105,412.77
Total Annual Debt Service	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)	(105,292.52)
DSCR	1.44	1.43	1.42	1.41	1.40	1.38	1.37	1.35	1.33	1.31	1.29	1.27	1.24	1.21	1.19	1.15	1.12	1.08	1.04	1.00
Net Cash Flow	45,988.56	45,138.98	44,156.16	43,033.93	41,765.92	40,345.52	38,765.86	37,019.84	35,100.08	32,998.94	30,708.51	28,220.59	25,526.67	22,617.94	19,485.29	16,119.26	12,510.06	8,647.55	4,521.24	120.25
Free Cash Flow	45,988.56	45,138.98	44,156.16	43,033.93	41,765.92	40,345.52	38,765.86	37,019.84	35,100.08	32,998.94	30,708.51	28,220.59	25,526.67	22,617.94	19,485.29	16,119.26	12,510.06	8,647.55	4,521.24	120.25

*Revenues escalated at 2% annually per QAP
*Expenses and reserves fee escalated at 3% annually per QAP