

402 Rustic Rd
5/1/2024

Year	0	1	2	3	4	5	6	7	8	9	10
Year Ending	5/1/2024	5/31/2025	5/31/2026	5/31/2027	5/31/2028	5/31/2029	5/31/2030	5/31/2031	5/31/2032	5/31/2033	5/31/2034
Gross Potential Income		\$539,440	\$550,229	\$561,234	\$572,458	\$583,907	\$595,586	\$607,497	\$619,647	\$632,040	\$644,681
Vacancy	5.00%	(\$26,972)	(\$27,511)	(\$28,062)	(\$28,623)	(\$29,195)	(\$29,779)	(\$30,375)	(\$30,982)	(\$31,602)	(\$32,234)
Effective Gross Revenue		\$512,468	\$522,718	\$533,172	\$543,835	\$554,712	\$565,806	\$577,122	\$588,665	\$600,438	\$612,447
Operating Expenses		\$254,090	\$259,172	\$264,355	\$269,642	\$275,035	\$280,536	\$286,147	\$291,870	\$297,707	\$303,661
Net Operating Income		\$258,378	\$263,546	\$268,817	\$274,193	\$279,677	\$285,270	\$290,976	\$296,795	\$302,731	\$308,786
Leasing Commissions											
Tenant Improvement Allowances											
Capital Expense Reserve	3.00%	\$15,374	\$17,250	\$17,595	\$17,947	\$18,305	\$18,672	\$19,045	\$19,426	\$19,814	\$20,211
Total Capital Expenses		\$15,374	\$17,250	\$17,595	\$17,947	\$18,305	\$18,672	\$19,045	\$19,426	\$19,814	\$20,211
Cash Flow Before Debt Service		\$243,004	\$246,296	\$251,222	\$256,246	\$261,371	\$266,599	\$271,931	\$277,369	\$282,917	\$288,575
Total Debt Service	<i>annual</i>	(\$113,520)	(\$113,520)	(\$113,520)	(\$113,520)	(\$113,520)	(\$113,520)	(\$113,520)	(\$113,520)	(\$113,520)	(\$113,520)
1,280,000 at 7.5% 25 yr	<i>monthly</i>	(\$9,460)									
Cash Flow After Debt Service		\$129,484	\$132,776	\$137,702	\$142,726	\$147,851	\$153,079	\$158,411	\$163,849	\$169,397	\$175,055

	402 Rustic Dr					
	Income					
	sf	\$/sf/yr	tenant	Rent/month	Rent/year	notes
1		private	linda	\$6,375	\$76,500	<i>moving out in may</i>
2		mychoice	kim	\$5,384	\$64,609	
3		my choice	robert	\$5,310	\$63,724	
4		my choice	John	\$5,384	\$64,608	
5		supportive care		5000	\$60,000	
6		support #2		5000	\$60,000	
7		support #3		6000	\$72,000	
8		support #4	?	6500	\$78,000	
				rent \$/yr	\$539,440	
				rent \$/month	\$44,953	

402 Rustic

Projected Expenses

expenses based upon 2023 actuals			
	Budget (4 residents)		(8 residents)
Expenses	\$/month	\$/year	\$/yr
Advertising & marketing	50	600	600
Contract labor (shanice on call)	0	0	0
Insurance			
Business insurance	500	6000	6000
Property insurance	930	11160	11160
Interest paid			
QBO fees	75	900	900
Taxes Prep	300	3600	3600
Legal fees	100	1200	1200
Licenses & Permits	10	120	240
Office Supplies	15	180	360
Software & Tech	30	360	360
Organizational Costs	?		
Payroll Expenses			
Employer Payroll Tax (see calcs below)	0	0	0
Payroll Processing Fees	75	900	900
Salaries & Wages (1 person 24x7)	11,617	139,408	139408
Staffing Agency / Add'l staffing	400	4800	9600
Repairs & Maintenance			
House	600	7200	8000
Yard & Driveway	700	8400	8400
Resident Expenses			
Activities	20	240	750
Other			
Travel	280	3360	4800
Total Resident Expenses			
Supplies			
Food	1000	12000	24000
Household	125	1500	3000
Miscellaneous	60	720	1000
Total Supplies			
Taxes paid			
Property taxes (escrowed amt)	1461	17532	17532
Total Taxes paid			
Uncategorized Expense			
Utilities			
Cell Phone	65	780	780
Electric & Gas	650	7800	7800
Other	0	0	0
Phone, Internet, CATV	175	2100	2100

Trash & Water	160	1920	1600
Total Utilities			
Total Expenses	\$ 19,398.34	\$ 232,780	\$ 254,090
	6400		
Payroll	<i>\$/hr</i>	<i>\$/shift</i>	
<i>14 hrs - full rate (8am till 10 pm)</i>	17	238	
<i>10 hrs - nite rate (10 till 8am)</i>	10	100	
<i>total cost per day</i>		\$ 338	
<i>365 days/ year</i>		\$ 365	
<i>total per year</i>		\$ 123,370	
<i>Add Payroll Taxes 13%</i>		\$ 16,038	
<i>Total/yr</i>		\$ 139,408	
<i>Avg Total/month</i>		\$ 11,617	
<i>Additional staffing?</i>			
<i>3 hrs day at 17 \$/hr (plus tax x 365 days)</i>			21,035