



Rental OneStop

Organization: The Grantham Group, LLC

OS-R-The Granth-06642

21 - Year Operating Proforma Years (Year 1-5)

Calendar Year:		Year 1	Year 2	Year 3	Year 4	Year 5
		2021	2022	2023	2024	2025
		(a)	(b)	(c)	(d)	(e)
INCOME:						
1622.	Extremely Low-Income Rental Assisted (below 30%)	\$0	\$0	\$0	\$0	\$0
1623.	Extremely Low-Income Non-Rental Assisted (below 30%)	\$128,472.00	\$131,041.44	\$133,662.27	\$136,335.51	\$139,062.22
1624.	Very Low-Income Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0
1625.	Very Low-Income Non Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0
1626.	Low Income Rental Assisted (below 60%)	\$0	\$0	\$0	\$0	\$0
1627.	Low Income Rental Non-Assisted (below 60%)	\$391,608.00	\$399,440.16	\$407,428.96	\$415,577.54	\$423,889.09
1628.	Moderate-Income (below 80%)	\$0	\$0	\$0	\$0	\$0
1629.	Other Income (User-defined)	\$1,442,856.00	\$1,471,713.12	\$1,501,147.38	\$1,531,170.33	\$1,561,793.74
1630.	Market Rate	\$0	\$0	\$0	\$0	\$0
1631.	Gross Potential Income	\$1,962,936.00	\$2,002,194.72	\$2,042,238.61	\$2,083,083.39	\$2,124,745.05
1632.	Less vacancy	\$98,146.80	\$100,109.74	\$102,111.93	\$104,154.17	\$106,237.25
1633.	Effective Gross Residential Income	\$1,864,789.20	\$1,902,084.98	\$1,940,126.68	\$1,978,929.22	\$2,018,507.80
1634.	Commercial (includes parking)	\$0	\$0	\$0	\$0	\$0
1635.	Less vacancy	\$0	\$0	\$0	\$0	\$0
1636.	Net Commercial Income	\$0	\$0	\$0	\$0	\$0
1637.	Effective Rental Income	\$1,864,789.20	\$1,902,084.98	\$1,940,126.68	\$1,978,929.22	\$2,018,507.80
1638.	Other Income: Laundry	\$0	\$0	\$0	\$0	\$0
1639.	Resident Service Income	\$1,800,000.00	\$1,854,000.00	\$1,909,620.00	\$1,966,908.60	\$2,025,915.86
1640.	Contract Income from Shelter or Group Home	\$0	\$0	\$0	\$0	\$0
1641.	Other Income:	\$0	\$0	\$0	\$0	\$0
1642.	Other Income:	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00
1643.	Other Income:	\$0	\$0	\$0	\$0	\$0
1644.	Other Income:	\$0	\$0	\$0	\$0	\$0
1645.	Total Gross Income	\$3,696,789.20	\$3,788,084.98	\$3,881,746.68	\$3,977,837.82	\$4,076,423.66
1646.	Operating Subsidies	\$0	\$0	\$0	\$0	\$0
1647.	Draw on Operating Reserves	\$0	\$0	\$0	\$0	\$0
1648.	Total Effective Income	\$3,696,789.20	\$3,788,084.98	\$3,881,746.68	\$3,977,837.82	\$4,076,423.66
		(a)	(b)	(c)	(d)	(e)
EXPENSES:						
1649.	Management	\$113,807.35	\$116,617.93	\$119,501.35	\$122,459.56	\$125,494.57
1650.	Administrative	\$794,587.34	\$818,424.96	\$842,977.71	\$868,267.04	\$894,315.05
1651.	Maintenance	\$394,866.00	\$406,711.98	\$418,913.34	\$431,480.74	\$444,425.16



Rental OneStop

Organization: The Grantham Group, LLC

OS-R-The Granth-06642

21 - Year Operating Proforma Years (Year 1-5)

	2021	2022	2023	2024	2025
1652. Resident Services	\$1,395,000.00	\$1,436,850.00	\$1,479,955.50	\$1,524,354.17	\$1,570,084.79
1653. Security	\$0	\$0	\$0	\$0	\$0
1653.a 0	\$0	\$0	\$0	\$0	\$0
1654. Electrical	\$55,500.00	\$57,165.00	\$58,879.95	\$60,646.35	\$62,465.74
1655. Natural Gas	\$43,800.00	\$45,114.00	\$46,467.42	\$47,861.44	\$49,297.29
1656. Oil (heat)	\$0	\$0	\$0	\$0	\$0
1657. Water & Sewer	\$50,400.00	\$51,912.00	\$53,469.36	\$55,073.44	\$56,725.64
1658. Replacement Reserve	\$26,975.00	\$26,975.00	\$26,975.00	\$26,975.00	\$26,975.00
1659. Operating Reserve	\$8,300.00	\$8,549.00	\$8,805.47	\$9,069.63	\$9,341.72
1660. Real Estate Taxes	\$40,000.00	\$41,000.00	\$42,025.00	\$43,075.63	\$44,152.52
1661. Other Taxes	\$0	\$0	\$0	\$0	\$0
1662. Insurance	\$83,100.00	\$85,593.00	\$88,160.79	\$90,805.61	\$93,529.78
1663. MIP	\$0	\$0	\$0	\$0	\$0
1664. Other	\$35,000.00	\$36,050.00	\$37,131.50	\$38,245.45	\$39,392.81
1665. Total Operating Expenses	\$3,041,335.69	\$3,130,962.87	\$3,223,262.39	\$3,318,314.06	\$3,416,200.07
1666. NET OPERATING INCOME	\$655,453.51	\$657,122.11	\$658,484.29	\$659,523.76	\$660,223.59
1667. Debt Service	\$524,352.04	\$524,352.04	\$524,352.04	\$524,352.04	\$524,352.04
1668. Debt Service Coverage	1.25	1.25	1.26	1.26	1.26
1669. Project Cash Flow	\$131,101.47	\$132,770.07	\$134,132.25	\$135,171.72	\$135,871.55
1670. Required Debt Coverage	\$655,440.05	\$655,440.05	\$655,440.05	\$655,440.05	\$655,440.05
1671. (Gap)/Surplus for Cov.	\$13.46	\$1,682.06	\$3,044.24	\$4,083.71	\$4,783.54



Rental OneStop

Organization: The Grantham Group, LLC

OS-R-The Granth-06642

21 - Year Operating Proforma Years (Year 6-10)

Calendar Year:		Year 6	Year 7	Year 8	Year 9	Year 10
		2026	2027	2028	2029	2030
		(a)	(b)	(c)	(d)	(e)
INCOME:						
1672.	Extremely Low-Income Rental Assisted (below 30%)	\$0	\$0	\$0	\$0	\$0
1673.	Extremely Low-Income Non-Rental Assisted (below 30%)	\$141,843.47	\$144,680.34	\$147,573.95	\$150,525.42	\$153,535.93
1674.	Very Low-Income Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0
1675.	Very Low-Income Non Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0
1676.	Low Income Rental Assisted (below 60%)	\$0	\$0	\$0	\$0	\$0
1677.	Low Income Rental Non-Assisted (below 60%)	\$432,366.88	\$441,014.21	\$449,834.50	\$458,831.19	\$468,007.81
1678.	Moderate-Income (below 80%)	\$0	\$0	\$0	\$0	\$0
1679.	Other Income (User-defined)	\$1,593,029.61	\$1,624,890.20	\$1,657,388.01	\$1,690,535.77	\$1,724,346.48
1680.	Market Rate	\$0	\$0	\$0	\$0	\$0
1681.	Gross Potential Income	\$2,167,239.96	\$2,210,584.75	\$2,254,796.45	\$2,299,892.38	\$2,345,890.23
1682.	Less vacancy	\$108,362.00	\$110,529.24	\$112,739.82	\$114,994.62	\$117,294.51
1683.	Effective Gross Residential Income	\$2,058,877.96	\$2,100,055.52	\$2,142,056.63	\$2,184,897.76	\$2,228,595.72
1684.	Commercial (includes parking)	\$0	\$0	\$0	\$0	\$0
1685.	Less vacancy	\$0	\$0	\$0	\$0	\$0
1686.	Net Commercial Income	\$0	\$0	\$0	\$0	\$0
1687.	Effective Rental Income	\$2,058,877.96	\$2,100,055.52	\$2,142,056.63	\$2,184,897.76	\$2,228,595.72
1688.	Other Income: Laundry	\$0	\$0	\$0	\$0	\$0
1689.	Resident Service Income	\$2,086,693.33	\$2,149,294.13	\$2,213,772.96	\$2,280,186.15	\$2,348,591.73
1690.	Contract Income from Shelter or Group Home	\$0	\$0	\$0	\$0	\$0
1691.	Other Income:	\$0	\$0	\$0	\$0	\$0
1692.	Other Income:	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00
1693.	Other Income:	\$0	\$0	\$0	\$0	\$0
1694.	Other Income:	\$0	\$0	\$0	\$0	\$0
1695.	Total Gross Income	\$4,177,571.29	\$4,281,349.65	\$4,387,829.59	\$4,497,083.91	\$4,609,187.45
1696.	Operating Subsidies	\$0	\$0	\$0	\$0	\$0
1697.	Draw on Operating Reserves	\$0	\$0	\$0	\$0	\$0
1698.	Total Effective Income	\$4,177,571.29	\$4,281,349.65	\$4,387,829.59	\$4,497,083.91	\$4,609,187.45
		(a)	(b)	(c)	(d)	(e)
EXPENSES:						
1699.	Management	\$128,608.45	\$131,803.31	\$135,081.35	\$138,444.79	\$141,895.95
1700.	Administrative	\$921,144.50	\$948,778.84	\$977,242.20	\$1,006,559.47	\$1,036,756.25
1701.	Maintenance	\$457,757.92	\$471,490.65	\$485,635.37	\$500,204.44	\$515,210.57
1702.	Resident Services	\$1,617,187.33	\$1,665,702.95	\$1,715,674.04	\$1,767,144.26	\$1,820,158.59



Rental OneStop

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OS-R-The Granth-06642

21 - Year Operating Proforma Years (Year 6-10)

1703.	Security	\$0	\$0	\$0	\$0	\$0
1703.a	0	\$0	\$0	\$0	\$0	\$0
1704.	Electrical	\$64,339.71	\$66,269.90	\$68,258.00	\$70,305.74	\$72,414.91
1705.	Natural Gas	\$50,776.20	\$52,299.49	\$53,868.48	\$55,484.53	\$57,149.07
1706.	Oil (heat)	\$0	\$0	\$0	\$0	\$0
1707.	Water & Sewer	\$58,427.41	\$60,180.24	\$61,985.64	\$63,845.21	\$65,760.57
		2026	2027	2028	2029	2030
1708.	Replacement Reserve	\$26,975.00	\$26,975.00	\$26,975.00	\$26,975.00	\$26,975.00
1709.	Operating Reserve	\$9,621.97	\$9,910.63	\$10,207.95	\$10,514.19	\$10,829.62
1710.	Real Estate Taxes	\$45,256.33	\$46,387.74	\$47,547.43	\$48,736.12	\$49,954.52
1711.	Other Taxes	\$0	\$0	\$0	\$0	\$0
1712.	Insurance	\$96,335.68	\$99,225.75	\$102,202.52	\$105,268.59	\$108,426.65
1713.	MIP	\$0	\$0	\$0	\$0	\$0
1714.	Other	\$40,574.59	\$41,791.83	\$43,045.59	\$44,336.95	\$45,667.06
1715.	Total Operating Expenses	\$3,517,005.10	\$3,620,816.34	\$3,727,723.57	\$3,837,819.30	\$3,951,198.76
		(a)	(b)	(c)	(d)	(e)
1716.	NET OPERATING INCOME	\$660,566.19	\$660,533.32	\$660,106.01	\$659,264.61	\$657,988.69
1717.	Debt Service	\$524,352.04	\$524,352.04	\$524,352.04	\$524,352.04	\$524,352.04
1718.	Debt Service Coverage	1.26	1.26	1.26	1.26	1.25
1719.	Project Cash Flow	\$136,214.15	\$136,181.28	\$135,753.97	\$134,912.57	\$133,636.65
1720.	Required Debt Coverage	\$655,440.05	\$655,440.05	\$655,440.05	\$655,440.05	\$655,440.05
1721.	(Gap)/Surplus for Cov.	\$5,126.14	\$5,093.27	\$4,665.96	\$3,824.56	\$2,548.64



Rental OneStop

Organization: The Grantham Group, LLC

OS-R-The Granth-06642

21 - Year Operating Proforma Years (Year 11-15)

Calendar Year:		Year 11	Year 12	Year 13	Year 14	Year 15
		2031	2032	2033	2034	2035
		(a)	(b)	(c)	(d)	(e)
INCOME:						
1722.	Extremely Low-Income Rental Assisted (below 30%)	\$0	\$0	\$0	\$0	\$0
1723.	Extremely Low-Income Non-Rental Assisted (below 30%)	\$156,606.65	\$159,738.78	\$162,933.56	\$166,192.23	\$169,516.08
1724.	Very Low-Income Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0
1725.	Very Low-Income Non Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0
1726.	Low Income Rental Assisted (below 60%)	\$0	\$0	\$0	\$0	\$0
1727.	Low Income Rental Non-Assisted (below 60%)	\$477,367.97	\$486,915.33	\$496,653.63	\$506,586.71	\$516,718.44
1728.	Moderate-Income (below 80%)	\$0	\$0	\$0	\$0	\$0
1729.	Other Income (User-defined)	\$1,758,833.41	\$1,794,010.08	\$1,829,890.28	\$1,866,488.09	\$1,903,817.85
1730.	Market Rate	\$0	\$0	\$0	\$0	\$0
1731.	Gross Potential Income	\$2,392,808.03	\$2,440,664.19	\$2,489,477.48	\$2,539,267.03	\$2,590,052.37
1732.	Less vacancy	\$119,640.40	\$122,033.21	\$124,473.87	\$126,963.35	\$129,502.62
1733.	Effective Gross Residential Income	\$2,273,167.63	\$2,318,630.98	\$2,365,003.60	\$2,412,303.67	\$2,460,549.75
1734.	Commercial (includes parking)	\$0	\$0	\$0	\$0	\$0
1735.	Less vacancy	\$0	\$0	\$0	\$0	\$0
1736.	Net Commercial Income	\$0	\$0	\$0	\$0	\$0
1737.	Effective Rental Income	\$2,273,167.63	\$2,318,630.98	\$2,365,003.60	\$2,412,303.67	\$2,460,549.75
1738.	Other Income: Laundry	\$0	\$0	\$0	\$0	\$0
1739.	Resident Service Income	\$2,419,049.48	\$2,491,620.97	\$2,566,369.60	\$2,643,360.68	\$2,722,661.50
1740.	Contract Income from Shelter or Group Home	\$0	\$0	\$0	\$0	\$0
1741.	Other Income:	\$0	\$0	\$0	\$0	\$0
1742.	Other Income:	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00
1743.	Other Income:	\$0	\$0	\$0	\$0	\$0
1744.	Other Income:	\$0	\$0	\$0	\$0	\$0
1745.	Total Gross Income	\$4,724,217.11	\$4,842,251.95	\$4,963,373.20	\$5,087,664.36	\$5,215,211.25
1746.	Operating Subsidies	\$0	\$0	\$0	\$0	\$0
1747.	Draw on Operating Reserves	\$0	\$0	\$0	\$0	\$0
1748.	Total Effective Income	\$4,724,217.11	\$4,842,251.95	\$4,963,373.20	\$5,087,664.36	\$5,215,211.25
		(a)	(b)	(c)	(d)	(e)
EXPENSES:						
1749.	Management	\$145,437.19	\$149,070.95	\$152,799.72	\$156,626.08	\$160,552.67
1750.	Administrative	\$1,067,858.94	\$1,099,894.71	\$1,132,891.55	\$1,166,878.30	\$1,201,884.65
1751.	Maintenance	\$530,666.89	\$546,586.89	\$562,984.50	\$579,874.03	\$597,270.25
1752.	Resident Services	\$1,874,763.35	\$1,931,006.25	\$1,988,936.44	\$2,048,604.53	\$2,110,062.67
1753.	Security	\$0	\$0	\$0	\$0	\$0
1753.a	0	\$0	\$0	\$0	\$0	\$0
1754.	Electrical	\$74,587.36	\$76,824.98	\$79,129.73	\$81,503.62	\$83,948.73



Rental OneStop

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OS-R-The Granth-06642

21 - Year Operating Proforma Years (Year 11-15)

1755.	Natural Gas	\$58,863.54	\$60,629.44	\$62,448.33	\$64,321.78	\$66,251.43
1756.	Oil (heat)	\$0	\$0	\$0	\$0	\$0
1757.	Water & Sewer	\$67,733.39	\$69,765.39	\$71,858.35	\$74,014.10	\$76,234.52
		2031	2032	2033	2034	2035
1758.	Replacement Reserve	\$26,975.00	\$26,975.00	\$26,975.00	\$26,975.00	\$26,975.00
1759.	Operating Reserve	\$11,154.51	\$11,489.14	\$11,833.82	\$12,188.83	\$12,554.49
1760.	Real Estate Taxes	\$51,203.38	\$52,483.47	\$53,795.55	\$55,140.44	\$56,518.95
1761.	Other Taxes	\$0	\$0	\$0	\$0	\$0
1762.	Insurance	\$111,679.45	\$115,029.83	\$118,480.73	\$122,035.15	\$125,696.21
1763.	MIP	\$0	\$0	\$0	\$0	\$0
1764.	Other	\$47,037.07	\$48,448.19	\$49,901.63	\$51,398.68	\$52,940.64
1765.	Total Operating Expenses	\$4,067,960.06	\$4,188,204.24	\$4,312,035.34	\$4,439,560.54	\$4,570,890.21
		(a)	(b)	(c)	(d)	(e)
1766.	NET OPERATING INCOME	\$656,257.05	\$654,047.71	\$651,337.86	\$648,103.81	\$644,321.04
1767.	Debt Service	\$524,352.04	\$524,352.04	\$524,352.04	\$524,352.04	\$524,352.04
1768.	Debt Service Coverage	1.25	1.25	1.24	1.24	1.23
1769.	Project Cash Flow	\$131,905.01	\$129,695.67	\$126,985.82	\$123,751.77	\$119,969.00
1770.	Required Debt Coverage	\$655,440.05	\$655,440.05	\$655,440.05	\$655,440.05	\$655,440.05
1771.	(Gap)/Surplus for Cov.	\$817.00	(\$1,392.34)	(\$4,102.19)	(\$7,336.24)	(\$11,119.01)



Rental OneStop

Organization: The Grantham Group, LLC

OS-R-The Granth-06642

21 - Year Operating Proforma Years (Year 16-21)

Calendar Year:		Year 16	Year 17	Year 18	Year 19	Year 20	Year 21
		2036	2037	2038	2039	2040	2041
		(a)	(b)	(c)	(d)	(e)	(f)
INCOME:							
1772.	Extremely Low-Income Rental Assisted (below 30%)	\$0	\$0	\$0	\$0	\$0	\$0
1773.	Extremely Low-Income Non-Rental Assisted (below 30%)	\$172,906.40	\$176,364.53	\$179,891.82	\$183,489.65	\$187,159.45	\$190,902.63
1774.	Very Low-Income Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0	\$0
1775.	Very Low-Income Non Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0	\$0
1776.	Low Income Rental Assisted (below 60%)	\$0	\$0	\$0	\$0	\$0	\$0
1777.	Low Income Rental Non-Assisted (below 60%)	\$527,052.81	\$537,593.86	\$548,345.74	\$559,312.66	\$570,498.91	\$581,908.89
1778.	Moderate-Income (below 80%)	\$0	\$0	\$0	\$0	\$0	\$0
1779.	Other Income (User-defined)	\$1,941,894.21	\$1,980,732.09	\$2,020,346.73	\$2,060,753.67	\$2,101,968.74	\$2,144,008.12
1780.	Market Rate	\$0	\$0	\$0	\$0	\$0	\$0
1781.	Gross Potential Income	\$2,641,853.41	\$2,694,690.48	\$2,748,584.29	\$2,803,555.98	\$2,859,627.10	\$2,916,819.64
1782.	Less vacancy	\$132,092.67	\$134,734.52	\$137,429.21	\$140,177.80	\$142,981.36	\$145,840.98
1783.	Effective Gross Residential Income	\$2,509,760.74	\$2,559,955.96	\$2,611,155.08	\$2,663,378.18	\$2,716,645.74	\$2,770,978.66
1784.	Commercial (includes parking)	\$0	\$0	\$0	\$0	\$0	\$0
1785.	Less vacancy	\$0	\$0	\$0	\$0	\$0	\$0
1786.	Net Commercial Income	\$0	\$0	\$0	\$0	\$0	\$0
1787.	Effective Rental Income	\$2,509,760.74	\$2,559,955.96	\$2,611,155.08	\$2,663,378.18	\$2,716,645.74	\$2,770,978.66
1788.	Other Income: Laundry	\$0	\$0	\$0	\$0	\$0	\$0
1789.	Resident Service Income	\$2,804,341.35	\$2,888,471.59	\$2,975,125.74	\$3,064,379.51	\$3,156,310.90	\$3,251,000.22
1790.	Contract Income from Shelter or Group Home	\$0	\$0	\$0	\$0	\$0	\$0
1791.	Other Income:	\$0	\$0	\$0	\$0	\$0	\$0
1792.	Other Income:	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00	\$32,000.00
1793.	Other Income:	\$0	\$0	\$0	\$0	\$0	\$0
1794.	Other Income:	\$0	\$0	\$0	\$0	\$0	\$0
1795.	Total Gross Income	\$5,346,102.09	\$5,480,427.55	\$5,618,280.81	\$5,759,757.69	\$5,904,956.64	\$6,053,978.88



Rental OneStop

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OS-R-The Granth-06642

21 - Year Operating Proforma Years (Year 16-21)

	2036	2037	2038	2039	2040	2041
	(a)	(b)	(c)	(d)	(e)	(f)
1796. Operating Subsides	\$0	\$0	\$0	\$0	\$0	\$0
1797. Draw on Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0
1798. Total Effective Income	\$5,346,102.09	\$5,480,427.55	\$5,618,280.81	\$5,759,757.69	\$5,904,956.64	\$6,053,978.88
EXPENSES:						
1799. Management	\$164,582.21	\$168,717.48	\$172,961.35	\$177,316.78	\$181,786.80	\$186,374.52
1800. Administrative	\$1,237,941.19	\$1,275,079.42	\$1,313,331.80	\$1,352,731.76	\$1,393,313.71	\$1,435,113.12
1801. Maintenance	\$615,188.36	\$633,644.01	\$652,653.33	\$672,232.93	\$692,399.92	\$713,171.92
1802. Resident Services	\$2,173,364.55	\$2,238,565.48	\$2,305,722.45	\$2,374,894.12	\$2,446,140.94	\$2,519,525.17
1803. Security	\$0	\$0	\$0	\$0	\$0	\$0
1803.a	\$0	\$0	\$0	\$0	\$0	\$0
1804. Electrical	\$86,467.19	\$89,061.21	\$91,733.04	\$94,485.04	\$97,319.59	\$100,239.17
1805. Natural Gas	\$68,238.97	\$70,286.14	\$72,394.73	\$74,566.57	\$76,803.57	\$79,107.67
1806. Oil (heat)	\$0	\$0	\$0	\$0	\$0	\$0
1807. Water & Sewer	\$78,521.56	\$80,877.20	\$83,303.52	\$85,802.63	\$88,376.71	\$91,028.01
1808. Replacement Reserve	\$26,975.00	\$26,975.00	\$26,975.00	\$26,975.00	\$26,975.00	\$26,975.00
1809. Operating Reserve	\$12,931.13	\$13,319.06	\$13,718.64	\$14,130.19	\$14,554.10	\$14,990.72
1810. Real Estate Taxes	\$57,931.93	\$59,380.22	\$60,864.73	\$62,386.35	\$63,946.01	\$65,544.66
1811. Other Taxes	\$0	\$0	\$0	\$0	\$0	\$0
1812. Insurance	\$129,467.09	\$133,351.11	\$137,351.64	\$141,472.19	\$145,716.35	\$150,087.84
1813. MIP	\$0	\$0	\$0	\$0	\$0	\$0
1814. Other	\$54,528.86	\$56,164.73	\$57,849.67	\$59,585.16	\$61,372.71	\$63,213.89
1815. Total Operating Expenses	\$4,706,138.03	\$4,845,421.07	\$4,988,859.90	\$5,136,578.71	\$5,288,705.40	\$5,445,371.70
NET OPERATING INCOME	\$639,964.06	\$635,006.48	\$629,420.91	\$623,178.98	\$616,251.23	\$608,607.18



Rental OneStop

Organization: The Grantham Group, LLC

OS-R-The Granth-06642

21 - Year Operating Proforma Years (Year 16-21)

1816.	Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
1817.	Debt Service Coverage	0.00	0.00	0.00	0.00	0.00	0.00
1818.	Project Cash Flow	\$639,964.06	\$635,006.48	\$629,420.91	\$623,178.98	\$616,251.23	\$608,607.18
1819.	Required Debt Coverage	\$0	\$0	\$0	\$0	\$0	\$0
1820.	(Gap)/Surplus for Cov.	\$639,964.06	\$635,006.48	\$629,420.91	\$623,178.98	\$616,251.23	\$608,607.18