

**Garden Circle Operating Pro Forma**

RAD Rent \$982.81 2% annual increase revenue and expenses

Line Item	Annual Amount																							
	2020	2021	2022	3-year average	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
<b>RENTAL INCOME</b>																								
Public Housing/RAD Tenant Rent	\$2,291	\$4,728	\$7,457	\$4,825	\$4,825	\$4,922	\$5,020	\$5,121	\$5,223	\$5,328	\$5,434	\$5,543	\$5,654	\$5,767	\$5,882	\$6,000	\$6,120	\$6,242	\$6,367	\$6,494	\$6,624	\$6,757	\$6,892	\$7,030
Other Tenant & Commercial Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vacancy Loss 3%	\$0	\$0	\$0	\$0	-\$145	-\$148	-\$151	-\$154	-\$157	-\$160	-\$163	-\$166	-\$170	-\$173	-\$176	-\$180	-\$184	-\$187	-\$191	-\$195	-\$199	-\$203	-\$207	-\$211
Bad Debt Loss 2%	\$0	\$0	\$0	\$0	-\$97	-\$98	-\$100	-\$102	-\$104	-\$107	-\$109	-\$111	-\$113	-\$115	-\$118	-\$120	-\$122	-\$125	-\$127	-\$130	-\$132	-\$135	-\$138	-\$141
<b>TOTAL RENTAL INCOME</b>	<b>\$2,291</b>	<b>\$4,728</b>	<b>\$7,457</b>	<b>\$4,825</b>	<b>\$4,825</b>	<b>\$4,922</b>	<b>\$5,020</b>	<b>\$5,121</b>	<b>\$5,223</b>	<b>\$5,328</b>	<b>\$5,434</b>	<b>\$5,543</b>	<b>\$5,654</b>	<b>\$5,767</b>	<b>\$5,882</b>	<b>\$6,000</b>	<b>\$6,120</b>	<b>\$6,242</b>	<b>\$6,367</b>	<b>\$6,494</b>	<b>\$6,624</b>	<b>\$6,757</b>	<b>\$6,892</b>	<b>\$7,030</b>
<b>GRANT INCOME</b>																								
HUD Operating Subsidy/RAD PBV	\$2,886	\$2,824	\$5,824	\$3,845	\$6,968	\$7,108	\$7,250	\$7,395	\$7,543	\$7,694	\$7,848	\$8,004	\$8,165	\$8,328	\$8,494	\$8,664	\$8,838	\$9,014	\$9,195	\$9,379	\$9,566	\$9,757	\$9,953	\$10,152
<b>OTHER INCOME</b>																								
Investment Income - Unrestricted	\$704	\$47	\$35	\$262	\$262	\$268	\$273	\$278	\$284	\$290	\$295	\$301	\$307	\$314	\$320	\$326	\$333	\$339	\$346	\$353	\$360	\$367	\$375	\$382
<b>TOTAL INCOME</b>	<b>\$5,881</b>	<b>\$7,599</b>	<b>\$13,316</b>	<b>\$8,932</b>	<b>\$12,056</b>	<b>\$12,297</b>	<b>\$12,543</b>	<b>\$12,794</b>	<b>\$13,050</b>	<b>\$13,311</b>	<b>\$13,577</b>	<b>\$13,849</b>	<b>\$14,126</b>	<b>\$14,408</b>	<b>\$14,696</b>	<b>\$14,990</b>	<b>\$15,290</b>	<b>\$15,596</b>	<b>\$15,908</b>	<b>\$16,226</b>	<b>\$16,550</b>	<b>\$16,881</b>	<b>\$17,219</b>	<b>\$17,563</b>
<b>ADMINISTRATIVE EXPENSES</b>																								
Administrative Labor	\$5,701	\$0	\$0	\$1,900	\$1,900	\$1,938	\$1,977	\$2,016	\$2,057	\$2,098	\$2,140	\$2,183	\$2,226	\$2,271	\$2,316	\$2,362	\$2,410	\$2,458	\$2,507	\$2,557	\$2,608	\$2,660	\$2,714	\$2,768
Asset Management Fee	\$705	\$705	\$705	\$705	\$705	\$720	\$734	\$749	\$764	\$779	\$794	\$810	\$827	\$843	\$860	\$877	\$895	\$913	\$931	\$949	\$968	\$988	\$1,008	\$1,028
Tenant Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Administrative	\$27	\$7	\$9	\$14	\$14	\$15	\$15	\$15	\$16	\$16	\$16	\$17	\$17	\$17	\$18	\$18	\$18	\$19	\$19	\$19	\$20	\$20	\$21	\$21
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$6,434</b>	<b>\$712</b>	<b>\$715</b>	<b>\$2,620</b>	<b>\$2,620</b>	<b>\$2,672</b>	<b>\$2,726</b>	<b>\$2,780</b>	<b>\$2,836</b>	<b>\$2,893</b>	<b>\$2,950</b>	<b>\$3,009</b>	<b>\$3,070</b>	<b>\$3,131</b>	<b>\$3,194</b>	<b>\$3,257</b>	<b>\$3,323</b>	<b>\$3,389</b>	<b>\$3,457</b>	<b>\$3,526</b>	<b>\$3,597</b>	<b>\$3,668</b>	<b>\$3,742</b>	<b>\$3,817</b>
<b>UTILITIES</b>																								
Electric	\$0	\$0	\$0	\$0	\$1,140	\$1,163	\$1,186	\$1,210	\$1,234	\$1,259	\$1,284	\$1,310	\$1,336	\$1,362	\$1,390	\$1,417	\$1,446	\$1,475	\$1,504	\$1,534	\$1,565	\$1,596	\$1,628	\$1,661
Gas	\$0	\$0	\$0	\$0	\$684	\$698	\$712	\$726	\$740	\$755	\$770	\$786	\$801	\$817	\$834	\$850	\$867	\$885	\$903	\$921	\$939	\$958	\$977	\$996
Municipal Water, Sewer, Garbage	\$1,655	\$975	\$723	\$1,117	\$1,117	\$1,140	\$1,163	\$1,186	\$1,210	\$1,234	\$1,258	\$1,284	\$1,309	\$1,335	\$1,362	\$1,389	\$1,417	\$1,446	\$1,474	\$1,504	\$1,534	\$1,565	\$1,596	\$1,628
<b>TOTAL UTILITY EXPENSES</b>	<b>\$1,443</b>	<b>\$797</b>	<b>\$1,063</b>	<b>\$1,117</b>	<b>\$2,941</b>	<b>\$3,000</b>	<b>\$3,060</b>	<b>\$3,121</b>	<b>\$3,184</b>	<b>\$3,248</b>	<b>\$3,313</b>	<b>\$3,379</b>	<b>\$3,446</b>	<b>\$3,515</b>	<b>\$3,586</b>	<b>\$3,657</b>	<b>\$3,730</b>	<b>\$3,805</b>	<b>\$3,881</b>	<b>\$3,959</b>	<b>\$4,038</b>	<b>\$4,119</b>	<b>\$4,201</b>	<b>\$4,285</b>
<b>MAINTENANCE AND OPERATIONS</b>																								
Maintenance Labor	\$3,797	\$0	\$0	\$1,266	\$1,266	\$1,291	\$1,317	\$1,343	\$1,370	\$1,398	\$1,426	\$1,454	\$1,483	\$1,513	\$1,543	\$1,574	\$1,606	\$1,638	\$1,670	\$1,704	\$1,738	\$1,773	\$1,808	\$1,844
Contracts and Materials	\$9,176	\$5,027	\$11,616	\$8,606	\$8,606	\$8,778	\$8,954	\$9,133	\$9,315	\$9,502	\$9,692	\$9,886	\$10,083	\$10,285	\$10,491	\$10,700	\$10,914	\$11,133	\$11,355	\$11,583	\$11,814	\$12,050	\$12,291	\$12,537
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>\$12,973</b>	<b>\$5,027</b>	<b>\$11,616</b>	<b>\$9,872</b>	<b>\$9,872</b>	<b>\$10,069</b>	<b>\$10,271</b>	<b>\$10,476</b>	<b>\$10,686</b>	<b>\$10,899</b>	<b>\$11,117</b>	<b>\$11,340</b>	<b>\$11,567</b>	<b>\$11,798</b>	<b>\$12,034</b>	<b>\$12,275</b>	<b>\$12,520</b>	<b>\$12,770</b>	<b>\$13,026</b>	<b>\$13,286</b>	<b>\$13,552</b>	<b>\$13,823</b>	<b>\$14,100</b>	<b>\$14,382</b>
<b>GENERAL EXPENSES</b>																								
Liability Insurance	\$547	\$414	\$0	\$320	\$320	\$327	\$333	\$340	\$347	\$354	\$361	\$368	\$375	\$383	\$390	\$398	\$406	\$414	\$423	\$431	\$440	\$448	\$457	\$467
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$0	\$0	\$0	\$0	\$350	\$357	\$364	\$371	\$379	\$386	\$394	\$402	\$410	\$418	\$427	\$435	\$444	\$453	\$462	\$471	\$480	\$490	\$500	\$510
Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other General Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL GENERAL EXPENSES</b>	<b>\$547</b>	<b>\$414</b>	<b>\$0</b>	<b>\$320</b>	<b>\$670</b>	<b>\$357</b>	<b>\$364</b>	<b>\$371</b>	<b>\$379</b>	<b>\$386</b>	<b>\$394</b>	<b>\$402</b>	<b>\$410</b>	<b>\$418</b>	<b>\$427</b>	<b>\$435</b>	<b>\$444</b>	<b>\$453</b>	<b>\$462</b>	<b>\$471</b>	<b>\$480</b>	<b>\$490</b>	<b>\$500</b>	<b>\$510</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$21,396</b>	<b>\$6,950</b>	<b>\$13,394</b>	<b>\$13,913</b>	<b>\$16,104</b>	<b>\$16,099</b>	<b>\$16,421</b>	<b>\$16,749</b>	<b>\$17,084</b>	<b>\$17,426</b>	<b>\$17,775</b>	<b>\$18,130</b>	<b>\$18,493</b>	<b>\$18,862</b>	<b>\$19,240</b>	<b>\$19,625</b>	<b>\$20,017</b>	<b>\$20,417</b>	<b>\$20,826</b>	<b>\$21,242</b>	<b>\$21,667</b>	<b>\$22,100</b>	<b>\$22,542</b>	<b>\$22,993</b>
<b>REPLACEMENT RESERVES</b>																								
Annual Deposit	\$0	\$0	\$0	\$0	\$300	\$306	\$312	\$318	\$325	\$331	\$338	\$345	\$351	\$359	\$366	\$373	\$380	\$388	\$396	\$404	\$412	\$420	\$428	\$437
<b>NET OPERATING INCOME</b>	<b>-\$15,515</b>	<b>\$649</b>	<b>-\$78</b>	<b>-\$4,981</b>	<b>-\$4,047</b>	<b>-\$4,108</b>	<b>-\$4,190</b>	<b>-\$4,274</b>	<b>-\$4,359</b>	<b>-\$4,446</b>	<b>-\$4,535</b>	<b>-\$4,626</b>	<b>-\$4,719</b>	<b>-\$4,813</b>	<b>-\$4,909</b>	<b>-\$5,007</b>	<b>-\$5,107</b>	<b>-\$5,210</b>	<b>-\$5,314</b>	<b>-\$5,420</b>	<b>-\$5,529</b>	<b>-\$5,639</b>	<b>-\$5,752</b>	<b>-\$5,867</b>
<b>FIRST MORTGAGE DEBT SERVICE</b>																								
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OPERATING CASH FLOW</b>	<b>-\$15,515</b>	<b>\$649</b>	<b>-\$78</b>	<b>-\$4,981</b>	<b>-\$4,047</b>	<b>-\$4,108</b>	<b>-\$4,190</b>	<b>-\$4,274</b>	<b>-\$4,359</b>	<b>-\$4,446</b>	<b>-\$4,535</b>	<b>-\$4,626</b>	<b>-\$4,719</b>	<b>-\$4,813</b>	<b>-\$4,909</b>	<b>-\$5,007</b>	<b>-\$5,107</b>	<b>-\$5,210</b>	<b>-\$5,314</b>	<b>-\$5,420</b>	<b>-\$5,529</b>	<b>-\$5,639</b>	<b>-\$5,752</b>	<b>-\$5,867</b>
<b>PUBLIC HOUSING CAPITAL FUND GRANT</b>																								
Capital fund Grant	\$2,794	\$2,948	\$3,601	\$3,114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RESERVES</b>																								
Initial Reserves \$175,000					\$175,000	\$171,253	\$167,451	\$163,573	\$159,618	\$155,583	\$151,468	\$147,271	\$142,989	\$138,622	\$134,168	\$129,624	\$124,990	\$120,263	\$115,441	\$110,523	\$105,507	\$100,390	\$95,171	\$89,848
Reserves + annual replacement reserves +/- cash flow					\$171,253	\$167,451	\$163,573	\$159,618	\$155,583	\$151,468	\$147,271	\$142,989	\$138,622	\$134,168	\$129,624	\$124,990	\$120,263	\$115,441	\$110,523	\$105,507	\$100,390	\$95,171	\$89,848	\$84,418