

Trailing 12 Month 1700 Chapel Hill	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	TOTAL
Potential Gross Revenue													
Base Rental Income	12,032	13,360	14,142	15,595	16,976	15,362	18,601	14,732	15,260	16,222	14,331	15,824	\$ 182,436.73
Expense Reimbursement Revenue	396	336	201	426	184	396	(0)	356	1,165	578	602	1,145	\$ 5,786.61
Special Services Income	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Parking Income	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Other Income	179	153	115	576	1,183	54	301	355	180	744	266	109	\$ 4,214.11
Total Potential Gross Revenue	12,608	13,849	14,458	16,597	18,344	15,812	18,902	15,443	16,604	17,544	15,200	17,078	\$ 192,437.45
General Vacancy / Collection Loss	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Effective Gross Revenue	12,608	13,849	14,458	16,597	18,344	15,812	18,902	15,443	16,604	17,544	15,200	17,078	\$ 192,437.45
Operating Expenses													
Utilities	2,184	1,358	1,166	1,770	1,501	1,859	1,565	1,696	1,510	1,615	1,474	267	\$ 17,964.71
Janitorial / Trash	-	41	14	20	77	28	21	56	39	66	133	230	\$ 726.92
Personnel	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Landscaping/Pool	320	320	320	320	320	320	320	320	320	320	320	320	\$ 3,840.00
Security	-	166	-	-	166	-	-	166	-	-	166	166	\$ 830.65
Supplies, R&M	536	1,057	565	923	536	540	194	543	166	243	461	612	\$ 6,375.35
G&A	77	117	57	162	138	142	32	390	35	64	23	61	\$ 1,298.07
Management Fee	971	534	566	645	681	614	744	589	610	679	605	633	\$ 7,872.47
Property Taxes	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,357	848	1,091	1,091	967	\$ 13,641.08
Insurance	477	477	477	477	477	477	477	477	477	525	525	525	\$ 5,871.45
Make-Ready	108	288	120	1,053	633	65	-	124	40	588	242	1,091	\$ 4,351.76
Marketing	149	3	7	100	670	956	(206)	978	31	37	363	679	\$ 3,765.65
Replacement Reserve	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Total Operating Expenses	6,005	5,545	4,476	6,654	6,384	6,186	4,331	6,697	4,076	5,228	5,404	5,552	\$ 66,538.11
Net Operating Income	6,603	8,304	9,982	9,944	11,960	9,626	14,571	8,746	12,527	12,316	9,796	11,526	\$ 125,899.34