

Pro Forma

Gross Potential Storage Rent	\$	58,524.00	
Less: Vacancy		(\$36,120)	62%
Residential Income	\$	22,404.00	
Monthly Storage Income	\$	1,867.00	
Commercial Income	\$	48,000.00	
Less: Commercial Vacancy	\$	-	0%
Commerical Income	\$	48,000.00	
Monthly Commercial Income	\$	4,000.00	
Parking Income	\$	6,000.00	
Less: Parking Vacancy	\$	(1,800.00)	30%
Total Other Income	\$	4,200.00	
EGI	\$	74,604.00	
Fixed Expenses			Per unit
Real Estate Taxes	\$	15,278.40	\$ 258.96
Insurance	\$	2,250.84	\$ 38.15
Utilites	\$	1,800.00	\$ 30.51
Total Fixed Expense	\$	19,329.24	\$ 327.61
Operating Expenses			Per unit
Software Fee	\$	708.00	\$ 12.00
managemet			\$ -
Total Operating Expenses	\$	708.00	
Total Expenses	\$	20,037.24	
Calculated NOI	\$	54,566.76	
Debt Service	\$	66,000.00	
Cashflow After Debt Service	\$	(11,433.24)	
Debt Service Coverage Ratio			.83x

\$50	\$0	\$0	\$50
\$50	\$0	\$0	-
\$0	\$130	\$0	-
\$0	\$130	\$0	-
\$0	\$125	\$0	-
\$0	\$125	\$0	\$125
\$0	\$125	\$0	-
\$0	\$125	\$0	\$125
\$0	\$125	\$0	\$125
\$0	\$125	\$0	-
\$0	\$125	\$0	-
\$50	\$0	\$0	\$50
\$50	\$0	\$0	\$50
\$50	\$0	\$0	\$50
\$50	\$0	\$0	\$50
\$50	\$0	\$0	\$50
\$0	\$125	\$0	-
\$0	\$125	\$0	\$125
\$0	\$125	\$0	\$125
\$0	\$125	\$0	\$125
\$0	\$125	\$0	\$125
\$0	\$126	\$0	-
\$0	\$125	\$0	\$125
\$0	\$125	\$0	\$125
\$0	\$126	\$0	-
\$50	\$0	\$0	-
\$50	\$0	\$0	-
\$50	\$0	\$0	\$50
\$0	\$65	\$0	-
\$50	\$0	\$0	\$50

\$1,295

\$2,572

\$1,010

\$3,010

Vacant amount

10x10	Unit Type 10x25	Unit Type 10x15	Unit Type Vacant amount
\$0	\$0	\$80	\$80
\$0	\$0	\$50	-
\$0	\$0	\$80	\$80
\$0	\$0	\$80	\$80
\$0	\$0	\$80	\$80
\$0	\$0	\$80	\$80
\$0	\$0	\$80	\$80
\$0	\$0	\$80	\$80
\$0	\$0	\$80	\$80
\$0	\$0	\$80	\$80
\$0	\$0	\$80	\$80
\$0	\$0	\$80	\$80
\$0	\$125	\$0	\$125
\$0	\$0	\$80	\$80
\$50	\$0	\$0	\$50
\$50	\$0	\$0	-
\$50	\$0	\$0	\$50
\$50	\$0	\$0	-
\$50	\$0	\$0	-
\$50	\$0	\$0	\$50
\$0	\$0	\$80	\$80
\$50	\$0	\$0	\$50
\$50	\$0	\$0	\$50
\$50	\$0	\$0	\$50
\$65	\$0	\$0	-
\$50	\$0	\$0	\$50
\$65	\$0	\$0	-
\$50	\$0	\$0	\$50
\$65	\$0	\$0	-
\$0	\$120	\$0	-

Occupied	1 Top Gear	\$	4,000.00
Total		\$	4,000.00

Commercial Unit Income:

Monthly		Annual
\$ 4,000.00	GPR	\$ 48,000.00
\$ -	Vacant	\$ -
\$ 4,000.00	NRI	\$ 48,000.00

Parking Rent Roll:

	Occupancy	Unit	Rent	Vacant Amount
R. Harrison	Occupied	1	\$ 50.00	-
R. Harrison	Occupied	2	\$ 50.00	-
Derek Crowder	Occupied	3	\$ 50.00	-
Stephen Stroud	Occupied	4	\$ 50.00	-
Stephen Stroud	Occupied	5	\$ 50.00	-
Commstruct	Occupied	6	\$ 50.00	-
Cartopia	Occupied	7	\$ 50.00	-
	Vacant	8	\$ 50.00	\$50
	Vacant	9	\$ 50.00	\$50
	Vacant	10	\$ 50.00	\$50
Total			\$ 500.00	\$150

Parking Income:

Monthly		Annual
\$ 500.00	GPR	\$ 6,000.00
\$ (150.00)	Vacant	\$ (1,800.00)
\$ 350.00	NRI	\$ 4,200.00

**Anderson Rd Storge
651 N. Anderson Rd
Rock Hill, SC 29730**

Rent Roll Analysis

	Market rent		
	10x10	\$	50.00
Rent Roll Date	10x15	\$	80.00
	10x25	\$	125.00

Units **59**

Occupancy Status	Building #	Unit #	Unit Type	Rent
Vacant		1	10x15	\$80
Occupied	Joe Collins	2	10x15	\$50
Vacant		3	10x15	\$80
Vacant		4	10x15	\$80
Vacant		5	10x15	\$80
Vacant		6	10x15	\$80
Vacant		7	10x15	\$80
Vacant		8	10x15	\$80
Vacant		9	10x15	\$80
Vacant		10	10x15	\$80
Vacant		11	10x15	\$80
Vacant		12	10x25	\$125
Vacant		13	10x15	\$80
Vacant		14	10x10	\$50
Occupied	Jeff Husta	15	10x10	\$50
Vacant		16	10x10	\$50
Occupied	Mary Gale	17	10x10	\$50
Occupied	Stan Jackson	18	10x10	\$50
Vacant		19	10x10	\$50
Vacant		20	10x15	\$80
Vacant		21	10x10	\$50
Vacant		22	10x10	\$50
Vacant		23	10x10	\$50
Occupied	Nelissa Asert	24	10x10	\$65
Vacant		25	10x10	\$50
Occupied	Jessica Marie P	26	10x10	\$65
Vacant		27	10x10	\$50
Occupied	Chris McCoy	28	10x10	\$65
Occupied	Jerrod Schlaffe	29	10x25	\$120

Vacant		30	10x10	\$50
Occupied	Chad Hyatt	31	10x10	\$50
Occupied	Jeff Husta	32	10x25	\$130
Occupied	Jeff Husta	33	10x25	\$130
Occupied	Joe Morris	34	10x25	\$125
Vacant		35	10x25	\$125
Occupied	Joe Morris	36	10x25	\$125
Vacant		37	10x25	\$125
Vacant		38	10x25	\$125
Occupied	Cross Roads	39	10x25	\$125
Occupied	Cherry Auto	40	10x25	\$125
Vacant		41	10x10	\$50
Vacant		42	10x10	\$50
Vacant		43	10x10	\$50
Vacant		44	10x10	\$50
Vacant		45	10x10	\$50
Occupied	Katie Steward	46	10x25	\$125
Vacant		47	10x25	\$125
Vacant		48	10x25	\$125
Vacant		49	10x25	\$125
Vacant		50	10x25	\$125
Occupied	Johnny Allen	51	10x25	\$126
Vacant		52	10x25	\$125
Vacant		53	10x25	\$125
Occupied	David Moore	54	10x25	\$126
Occupied	Diana Arnold	55	10x10	\$50
Occupied	Tony Ford	56	10x10	\$50
Vacant		57	10x10	\$50
Occupied	Sara Brandon	58	10x10	\$65
Vacant		59	10x10	\$50

Total \$4,877

Storage Units Income:

Monthly		Annual
\$4,877	GPR	\$58,524
(\$3,010)	Vacant	(\$36,120)
\$1,867	NRI	\$22,404

Commercial Rent Roll:

Occupancy Unit Unit type