

Stabilized Proforma

Home1 Apartments - Knoxville, TN

1500 N Cherry ST, Knoxville, TN

186 Studio apartments

	Studio Rent:	\$1,250.00	\$1,300.00	\$1,350.00
INCOME	Year-1	Year-2	Year-3	
Scheduled Market Rent	\$2,790,000.00	\$2,901,600.00	\$3,013,200.00	
Less : Loss to Lease 1%	-\$27,900.00	-\$29,016.00	-\$30,132.00	
Less: Vacancy 20%, 10%, 5%	-\$558,000.00	-\$290,160.00	-\$150,660.00	
Less: Concessions .50%	-\$13,950.00	-\$14,508.00	-\$15,066.00	
Less: Non-Revenue Units & Bad Debts 1.5%	-\$41,850.00	-\$43,524.00	-\$45,198.00	
NET RENTAL INCOME	\$2,148,300.00	\$2,524,392.00	\$2,772,144.00	
Plus : RUBS Income @ 2.85%	\$79,515.00	\$82,695.60	\$85,876.20	
Plus : Other Income @ 1.4%	\$39,060.00	\$40,622.40	\$42,184.80	
Plus : Pet fees Income	\$8,400.00	\$10,500.00	\$12,000.00	
Plus : Coin Laundry Income	\$48,000.00	\$50,400.00	\$52,800.00	
TOTAL OPERATING INCOME	\$2,323,275.00	\$2,708,610.00	\$2,965,005.00	
EXPENSES				
Administrative @\$300-\$320-\$340/unit per year	\$55,800.00	\$59,520.00	\$63,240.00	
Advertising & Promotion@\$200-\$220-\$240/unit per	\$37,200.00	\$40,920.00	\$44,640.00	
Payroll	\$60,000.00	\$64,000.00	\$69,000.00	
Repairs & Maintenance/Turnover	\$36,000.00	\$40,000.00	\$45,000.00	
Management Fees@3%	\$69,698.25	\$81,258.30	\$88,950.15	
Utilities - Electric/Gas	\$84,000.00	\$93,600.00	\$97,200.00	
Utilities - Water/Sewer	\$72,000.00	\$84,000.00	\$86,400.00	
Contracted Services	\$32,736.00	\$41,850.00	\$45,942.00	
Real Estate Taxes	\$40,000.00	\$45,000.00	\$50,000.00	
Insurance	\$54,000.00	\$57,000.00	\$60,000.00	
TOTAL EXPENSES	\$541,434.25	\$607,148.30	\$650,372.15	
NET OPERATING INCOME	\$1,781,840.75	\$2,101,461.70	\$2,314,632.85	
10% reserve	\$178,184.08	\$210,146.17	\$231,463.29	
Annual Amount available for Debt Service	\$1,603,656.68	\$1,891,315.53	\$2,083,169.57	

***Stabilization is @ 80% occupancy, achieved end of year-1.**

**Rent components of total Monthly rent: Rent-75% (location, fully furnishes, amenities)
Water/Electric/ Sewer/Pest control/ Trash/ Internet -25%.**