

SAMPLE Simple Building Pro Forma

Your Building Rents (projected)

	Tenants	for 2024 Amt/mo	current lease term	for 2025 Amt/mo	Commit to Renew - 3yrs
Unit A&B	Tenant A	3,500	Feb-25	3616	yes
Unit C	Tenant B	2,528	Feb-25	2611	yes
Unit D	Tenant C	1,698	Feb-25	1754	yes
Unit E	Tenant D	1,698	Feb-25	1754	yes
Unit F	Tenant E	1,185	Feb-25	1224	yes
Unit G	Tenant F	1,800	Feb-25	1859	yes
Unit H	Tenant G	1,500	Feb-25	1550	yes
Unit G	Tenant F	500	Feb-25	517	yes
Unit G	Tenant H	500	Feb-25	200	pending
Monthly Totals		\$ 14,909		\$ 15,084	
Annual Totals		\$ 178,903		\$ 181,009	

Estimated New Mortgage Payment \$ 8,355 (We are budgeting \$8,600 in the Master Lease
 \$ 100,260 per year BID Budget starting in May to underpin this expense.)

Snapshot Bldg Budget

PROJECTED REVENUE for 2024

Tenant Rent Revenue	\$ 178,903	(current)
Est. Tenant Fee Assessment	\$ 6,000	(recapture of bldg svc fees per leases)
Other Revenues (events)	\$ 4,000	
	<u>\$ 188,903</u>	

PROJECTED EXPENSES

Est. FirstBank Mortgage annually	100,260
Bldg & Gen. Liability Insurance	9,500
Utilities	14,000
Property Taxes	22,000
Bldg Svcs/Maint. & Repairs	20,000
	<u>\$ 165,760</u>

NET +/- \$ 23,143 (to reinvest in the district)

*Any additional fees/expenses will be cover by the BID

*We anticipate a 3-5% increase in rents annually

*Current projections anticipate a 3.3% increase in rents for 2025