

**Revenue Calculations. Yearly**  
Pentium Place  
12,000 Sq. Ft Office Building

September 28, 2009  
Investit Decisions  
Real Estate Investment Yearly

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>REVENUE</b>										
Base Rent	180,000	180,000	180,000	180,000	180,000	208,680	208,680	208,680	208,680	208,680
Free Rent Adjustment	(144)	(144)	-	-	-	-	-	-	-	-
	179,856	179,856	180,000	180,000	180,000	208,680	208,680	208,680	208,680	208,680
Recoverable Expenses	48,000	49,440	50,880	52,440	54,000	55,680	57,360	59,040	60,840	62,640
Parking	10,800	11,124	11,459	11,801	12,157	12,521	12,895	13,284	13,680	14,090
<b>Total</b>	<b>238,656</b>	<b>240,420</b>	<b>242,339</b>	<b>244,241</b>	<b>246,157</b>	<b>276,881</b>	<b>278,935</b>	<b>281,004</b>	<b>283,200</b>	<b>285,410</b>

**Revenue Calculations. Yearly**  
Pentium Place  
12,000 Sq. Ft Office Building

September 28, 2009  
Investit Decisions  
Real Estate Investment Yearly

**Year 11**

**REVENUE**

Base Rent	241,920
Free Rent Adjustment	-
	<hr/>
	241,920
Recoverable Expenses	64,560
Parking	14,515
<b>Total</b>	<b>320,995</b>

**Expense Calculations Yearly**  
Pentium Place  
12,000 Sq. Ft Office Building

September 28, 2009  
Investit Decisions  
Real Estate Investment Yearly

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Property Taxes	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143	40,317
Insurance	10,000	10,400	10,816	11,249	11,699	12,167	12,653	13,159	13,686	14,233	14,802
Maintenance	12,000	12,480	12,984	13,500	14,040	14,604	15,180	15,792	16,428	17,076	17,760
Utilities	16,800	17,304	17,820	18,360	18,912	19,476	20,064	20,664	21,276	21,924	22,572
<b>Property Management</b>											
Potential Gross Income. Gen Revenue	238,656	240,420	242,339	244,241	246,157	276,881	278,935	281,004	283,200	285,410	320,995
Less: Vacancy Allowance	11,933	12,021	12,117	12,212	12,308	13,844	13,947	14,050	14,160	14,271	16,050
Effective Gross Income. Gen Revenue	226,723	228,399	230,222	232,029	233,849	263,037	264,988	266,954	269,040	271,140	304,945
% of Effective Gross Income. Gen Revenue	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
	11,336	11,420	11,511	11,601	11,692	13,152	13,249	13,348	13,452	13,557	15,247
<b>Total</b>	<b>80,136</b>	<b>82,504</b>	<b>84,958</b>	<b>87,492</b>	<b>90,108</b>	<b>94,177</b>	<b>96,968</b>	<b>99,859</b>	<b>102,845</b>	<b>105,933</b>	<b>110,698</b>