

Interbelt Truck Terminal Actuals /Proforma

	2008 Actual	Proforma	Proforma With 5% Increase	Proforma With 5% Increase
Income				
Building A	\$ 250,960.76	\$ 253,500.00	\$ 266,175.00	\$ 266,175.00
Building B	\$ 174,336.05	\$ 156,000.00	\$ 163,800.00	\$ 163,800.00
Less 5% Vac	0	\$ (20,475.00)	\$ (21,498.75)	\$ (21,498.75)
Total Income	\$ 425,296.81	\$ 389,025.00	\$ 408,476.25	\$ 408,476.25
 Operating Expenses				
Management (3%)	\$ 12,500.52	\$ 11,670.75	\$ 12,254.29	\$ 12,254.29
Miscellaneous Expenses	\$ 3,445.09	\$ 1,152.00	\$ 1,152.00	\$ 1,152.00
Maint. Misc.	\$ 3,955.89	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
Capital Improvements	\$ 35,534.82	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
LeaseHold Improvements	\$ 12,612.25	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Real Estate commissions	\$ 27,104.64	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Ike Repairs and Reimbursement	\$ (6,708.89)			
Utilities/Water	\$ 2,296.64	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
IBNOA Security & Maint.	\$ 43,381.73	\$ 7,881.74	\$ 7,881.74	\$ 7,881.74
Total before Taxes and Ins.	\$ 138,373.04	\$ 60,704.49	\$ 61,288.03	\$ 61,288.03
Insurance	\$ 18,345.00	\$ 21,549.00	\$ 21,549.00	\$ 21,549.00
Mud 182,ISD, Harris Cty.	\$ 115,134.85	\$ 91,743.00	\$ 91,743.00	\$ 91,743.00
Total Taxes	\$ 115,134.85	\$ 91,743.00	\$ 91,743.00	\$ 91,743.00
Total Expense	\$ 271,852.89	\$ 173,996.49	\$ 174,580.03	\$ 174,580.03
 Operating Income Bldg A & B	 \$ 153,443.92	 \$ 215,028.51	 \$ 233,896.22	 \$ 233,896.22
			Mortgage	\$ 118,620.00
			Cash Flow	\$ 115,276.22

Disclaimer:

The above information is prepared from the books of the company and are not audited or guaranteed.