

Happyland Cooperative								
Operating Proforma								
		Monthly		Share	Total			
Member Charges	#	Charge	Total	Price	Shares			Trends
1 Bedroom	4	\$ 1,175	\$ 4,700	\$ 30,000	\$ 120,000			Income 3%
2 Bedroom	4	\$ 1,300	\$ 5,200	\$ 35,000	\$ 140,000			Expense 4%
Total	8		\$ 9,900		\$ 260,000			Utilities 6%
Income	Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Total Potential Income		\$ 118,800	\$ 121,176	\$ 123,600	\$ 126,072	\$ 128,593	\$ 131,165	\$ 133,788
Vacancy Reserve	4%	\$ 4,752	\$ 4,847	\$ 4,944	\$ 5,043	\$ 5,144	\$ 5,247	\$ 5,352
Annual Income		\$ 114,048	\$ 116,329	\$ 118,656	\$ 121,029	\$ 123,449	\$ 125,918	\$ 128,437
Expenses	per unit							
Minor Repair/Maintenance	\$ 250	\$ 2,000	\$ 2,080	\$ 2,163	\$ 2,250	\$ 2,340	\$ 2,433	\$ 2,531
Property Tax	\$ 1,625	\$ 13,000	\$ 14,040	\$ 15,163	\$ 16,376	\$ 17,686	\$ 19,101	\$ 20,629
Insurance	\$ 625	\$ 5,000	\$ 5,200	\$ 5,408	\$ 5,624	\$ 5,849	\$ 6,083	\$ 6,327
Scavenger	\$ 125	\$ 1,000	\$ 1,040	\$ 1,082	\$ 1,125	\$ 1,170	\$ 1,217	\$ 1,265
Utilities	\$ 500	\$ 4,000	\$ 4,240	\$ 4,410	\$ 4,586	\$ 4,769	\$ 4,960	\$ 5,159
Legal/Accounting	\$ 94	\$ 750	\$ 780	\$ 811	\$ 844	\$ 877	\$ 912	\$ 949
Other Co-op Services / Misc	\$ 63	\$ 500	\$ 520	\$ 541	\$ 562	\$ 585	\$ 608	\$ 633
Operating Expenses	3,281	\$ 26,250	\$ 27,900	\$ 29,578	\$ 31,367	\$ 33,277	\$ 35,316	\$ 37,492
Net Operating Income		\$ 87,798	\$ 88,429	\$ 89,078	\$ 89,661	\$ 90,172	\$ 90,603	\$ 90,944
Capital Reserve	\$ 300	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400
Debt Service								
1st Mortgage		\$ 70,325	\$ 70,325	\$ 70,325	\$ 70,325	\$ 70,325	\$ 70,325	\$ 70,325
Total Debt Service		\$ 70,325	\$ 70,325	\$ 70,325	\$ 70,325	\$ 70,325	\$ 70,325	\$ 70,325
Total Expenses + Debt		\$ 98,975	\$ 100,625	\$ 102,302	\$ 104,092	\$ 106,002	\$ 108,040	\$ 110,217
NET INCOME		\$ 15,073	\$ 15,704	\$ 16,353	\$ 16,937	\$ 17,448	\$ 17,878	\$ 18,220
Debt Coverage		1.25	1.26	1.27	1.27	1.28	1.29	1.29
Debt Sources	Amount	Amortiz	Interest	Term (Months)	Monthly Debt	Annual Debt		
1st Mortgage	\$ 886,000	30	7.00%	360	\$ 5,860	\$ 70,325		
Total Debt Sources	\$ 886,000				\$ 5,860	\$ 70,325		