

123 INVESTMENTS, LLC  
 1234 Foothills Blvd  
 Roseville, CA 95747

2013 Budget-Income

Prepared by: M2M Properties  
 Updated: 1.25.13

Projected Rent Income

Suite	Tenant	Sq. Ft.	%	January	February	March	April	May	June	July	August	September	October	November	December	Total
110	Bank Tenant	2,200	36.67%	\$5,412.00	\$5,412.00	\$5,412.00	\$5,412.00	\$5,412.00	\$5,456.00	\$5,456.00	\$5,456.00	\$5,456.00	\$5,456.00	\$5,456.00	\$5,456.00	\$65,252.00
120	Dental Tenant	1,135	18.92%	2,162.74	2,162.74	2,162.74	2,162.74	2,162.74	2,162.74	2,224.60	2,224.60	2,224.60	2,224.60	2,224.60	2,224.60	\$26,324.04
126	Tax Tenant	1,235	20.58%	3,280.05	3,280.05	3,280.05	3,280.05	3,280.05	3,280.05	2,346.50	2,346.50	2,346.50	2,346.50	2,346.50	2,346.50	\$33,759.30
130	Restaurant Tenant	1,430	23.85%	4,590.30	4,590.30	4,590.30	4,590.30	4,590.30	4,590.30	4,590.30	4,590.30	4,590.30	4,590.30	4,590.30	4,590.30	\$55,083.60
<b>\$180,418.94</b>																
<b>Total Rent</b>		<b>6,000</b>	<b>100.02%</b>	\$15,445.09	\$15,445.09	\$15,445.09	\$15,445.09	\$15,445.09	\$15,489.09	\$14,617.40	\$14,617.40	\$14,617.40	\$14,617.40	\$14,617.40	\$14,617.40	<b>\$180,418.94</b>

Operating Cost Recapture

Suite	Tenant	Type	%	January	February	March	April	May	June	July	August	September	October	November	December	Total
110	Bank Tenant	NNN	36.67%	\$1,515.80	\$1,515.80	\$1,515.80	\$1,515.80	\$1,515.80	\$1,515.80	\$1,515.80	\$1,515.80	\$1,515.80	\$1,515.80	\$1,515.80	\$1,515.80	\$18,189.60
120	Dental Tenant	NNN	18.92%	782.02	782.02	782.02	782.02	782.02	782.02	782.02	782.02	782.02	782.02	782.02	782.02	9,384.18
126	Tax Tenant	NNN	20.58%	850.92	850.92	850.92	850.92	850.92	850.92	850.92	850.92	850.92	850.92	850.92	850.92	10,210.98
130	Restaurant Tenant	NNN	23.85%	852.61	852.61	852.61	852.61	852.61	852.61	852.61	852.61	852.61	852.61	852.61	852.61	10,231.32
<b>\$48,016.08</b>																
<b>Total NNN</b>			<b>100.02%</b>	\$4,001.34	\$4,001.34	\$4,001.34	\$4,001.34	\$4,001.34	\$4,001.34	\$4,001.34	\$4,001.34	\$4,001.34	\$4,001.34	\$4,001.34	\$4,001.34	<b>\$48,016.08</b>

Income

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Gross Contract Rent	\$15,445.09	\$15,445.09	\$15,445.09	\$15,445.09	\$15,445.09	\$15,489.09	\$14,617.40	\$14,617.40	\$14,617.40	\$14,617.40	\$14,617.40	\$14,617.40	\$180,418.94
Operating Cost Recapture	4,001.34	4,001.34	4,001.34	4,001.34	4,001.34	4,001.34	4,001.34	4,001.34	4,001.34	4,001.34	4,001.34	4,001.34	48,016.08
<b>\$228,435.02</b>													
<b>Total Income</b>	\$19,446.43	\$19,446.43	\$19,446.43	\$19,446.43	\$19,446.43	\$19,490.43	\$18,618.74	\$18,618.74	\$18,618.74	\$18,618.74	\$18,618.74	\$18,618.74	<b>\$228,435.02</b>

Rent Increases  
 Rent Decreases  
 Lease Expires

**123 INVESTMENTS, LLC**  
**1234 Foothills Blvd**  
**Roseville, CA 95747**

**2013 Budget-Expenses**

Prepared by: M2M Properties  
Updated: 1.25.13

**NNN Expense**

	Code	January	February	March	April	May	June	July	August	September	October	November	December	Total
Electricity	4003	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$1,320.00
Domestic Water	4007	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	\$1,440.00
Sewer	4009	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	\$1,140.00
Fire Alarm/Sprinklers	4110	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	\$1,980.00
Cleanup/Porter Service	4111	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	\$1,260.00
Power Washing (Sidewalks)	4113	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	\$780.00
Roof Maintenance/Repair	4151	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	\$3,300.00
Other Repair/Maintenance	4195	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	\$1,800.00
Management Fee	4201	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	\$6,600.00
Pre-Paid CAM	4242	680.00	680.00	680.00	680.00	680.00	680.00	680.00	680.00	680.00	680.00	680.00	680.00	\$8,160.00
Other Admin	4245	334.00	334.00	334.00	334.00	334.00	334.00	334.00	334.00	334.00	334.00	334.00	334.00	\$4,008.00
Insurance	4251	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	\$1,500.00
Taxes	4301	0.00	0.00	8,160.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,160.00	0.00	\$16,320.00
<b>Total NNN Expense</b>		\$2,774.00	\$2,774.00	\$10,934.00	\$2,774.00	\$2,774.00	\$2,774.00	\$2,774.00	\$2,774.00	\$2,774.00	\$2,774.00	\$10,934.00	\$2,774.00	\$49,608.00

**Owner Expense**

	Code	January	February	March	April	May	June	July	August	September	October	November	December	Total
Other Administrative	4545	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	\$120.00
Commissions	4602	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Mortgage Principal	4810	4,217.91	4,217.91	4,217.91	4,217.91	4,217.91	4,217.91	4,217.91	4,217.91	4,217.91	4,217.91	4,217.91	4,217.91	\$50,614.92
Mortgage Interest	4820	4,554.09	4,554.09	4,554.09	4,554.09	4,554.09	4,554.09	4,554.09	4,554.09	4,554.09	4,554.09	4,554.09	4,554.09	\$54,649.08
Mortgage Interest	4830	4,916.66	4,916.66	4,916.66	4,916.66	4,916.66	4,916.66	4,916.66	4,916.66	4,916.66	4,916.66	4,916.66	4,916.66	\$58,999.92
Mortgage Escrow Impound	4840	1,414.00	1,414.00	6,746.00	1,414.00	1,414.00	1,414.00	1,414.00	1,414.00	1,414.00	1,414.00	6,746.00	1,414.00	\$648.00
<b>Total Owner Expense</b>		\$15,112.66	\$15,112.66	\$6,952.66	\$15,112.66	\$15,112.66	\$15,112.66	\$15,112.66	\$15,112.66	\$15,112.66	\$15,112.66	\$6,952.66	\$15,112.66	\$165,031.92
<b>Total NNN Expense</b>														\$49,608.00
<b>Total Combined Expense</b>		\$17,886.66	\$17,886.66	\$17,886.66	\$17,886.66	\$17,886.66	\$17,886.66	\$17,886.66	\$17,886.66	\$17,886.66	\$17,886.66	\$17,886.66	\$17,886.66	\$214,639.92

**Cash Flow**

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Total Income</b>	\$19,446.43	\$19,446.43	\$19,446.43	\$19,446.43	\$19,446.43	\$19,490.43	\$18,618.74	\$18,618.74	\$18,618.74	\$18,618.74	\$18,618.74	\$18,618.74	\$228,435.02
<b>Less: Total Combined Expense</b>	17,886.66	17,886.66	17,886.66	17,886.66	17,886.66	17,886.66	17,886.66	17,886.66	17,886.66	17,886.66	17,886.66	17,886.66	\$214,639.92
<b>Net Operating Income</b>	\$1,559.77	\$1,559.77	\$1,559.77	\$1,559.77	\$1,559.77	\$1,603.77	\$732.08	\$732.08	\$732.08	\$732.08	\$732.08	\$732.08	\$13,795.10
<b>Cumulative Cash Flow</b>	\$1,559.77	\$3,119.54	\$4,679.31	\$6,239.08	\$7,798.85	\$9,402.62	\$10,134.70	\$10,866.78	\$11,598.86	\$12,330.94	\$13,063.02	\$13,795.10	\$13,795.10

**Notes:**

Cash Flow will be affected by variable owner draws.  
Annual Fire Sprinkler Testing/Inspection included under Fire Alarm/Sprinklers  
Power Washing of Sidewalks is done quarterly  
Possible Roof White Coating is included under Roof Maintenance/Repair.

Estimated NNN per square foot: **\$0.69**