

REVENUE PROJECTIONS - RENTAL PROJECT
 (Sample Cash Flow Projection)

 Project Name: _____
 Developer: _____
 Date: _____

Note: Enter data only in shaded cells.

Vacancy Rates					Growth Rates				
Years	1	2	3	4+	Years	1	2	3	4+
Commercial	0%	0%	0%	0%	Commercial Rent	0%	0%	0%	0%
Residential	0%	0%	0%	0%	Residential Rent	0%	0%	0%	0%
					Parking/Other Revenue	0%	0%	0%	0%
					Operating Expense	0%	0%	0%	0%
					Real Estate Tax	0%	0%	0%	0%
					Capital Reserves	0%	0%	0%	0%

	SF	Rent/sf		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
INCOME														
Commercial Rent	-	\$0.00	/yr.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Expense Recoveries	-	\$0.00	/yr.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Rent- Market Rate	-	\$0.00	/mo.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Rent- Affordable	-	\$0.00	/mo.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Revenue per space	-	\$0.00	/mo.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Revenue	-	\$0.00	/yr.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GROSS POTENTIAL INCOME				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial Vacancy				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Residential Vacancy				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS INCOME (EGI)				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EXPENSES														
Maintenance, Repairs, Utilities	-	\$0.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Real Estate Taxes	-	\$0.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	-	\$0.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fee	EGI	0%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Fees	-	\$0.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Expenses	-	\$0.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME (NOI)				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserves	-	\$0.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	---
Other Capital Costs (insert for each year)				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	---
Debt Service				#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	---
NET CASH FLOW before depreciation				#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	---

Mortgage	
Principal	\$ -
Term (years)	-
Interest Rate	0.0%

Equity / Total Project Costs	
Total Equity	\$ -
Total Project Costs	\$ -

Calculation of the Reversion	
Year 11 NOI	\$0
Cap Rate (enter rate)	0.0%
Gross Reversion	#DIV/0!
Less Cost of Sale (enter rate)	2.0%
Net Reversion before Debt	#DIV/0!
Less Loan Balance	#NUM!
Net Reversion	#DIV/0!

Internal Rates of Return	
Overall IRR	#VALUE!
Equity IRR	#VALUE!