



K A L L I
MANAGEMENT
LIMITED

SAMPLE DOCUMENT

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ABC Plaza
OPERATING BUDGET
Financial Highlights

Ownership

Pie Management Limited	50.00%
KL Limited	50.00%
Total	<u>100.00%</u>

RENTAL INFORMATION

UNIT	TENANTS	AREA	NET RENT	ANNUAL RENT	LEASE EXPIRY
0001	Dentistry Corporation	1,000	18.00	18,000.00	31-Dec-15
0002	Food Store	1,700	20.00	34,000.00	15-Oct-17
0003	Variety Store	2,000	22.00	44,000.00	28-Feb-18
0005	Vacant	600		0.00	
0004	Physio	1,200	18.00	21,600.00	30-Apr-15
0006	Hairdresser	700	22.00	15,400.00	28-Feb-18
0007	Coffee Shop	780	20.00	15,600.00	31-Oct-16
0008	Restaurant	1,500	20.00	30,000.00	31-Jul-18
0009	Bank	2,000	22.00	44,000.00	31-Oct-15
		<u>11,480</u>		<u>222,600.00</u>	

CASH FLOW INFORMATION

	31-Dec-13 Actual
Net Rental Revenue	220,600
Miscellaneous Revenue	1,000
Recoveries	200,000
	<u>421,600</u>
Recoverable expense	90,000
Realty Tax expense	100,000
Net Operating Income	<u>231,600</u>
Non Recoverable Expenses	45,000
Debt Servicing	50,000
Net Income before Non Cash	136,600
Amortization	50,000
Bad Debt Expense	5,000
Mortgage Principal	(50,000)
Other Cash Demands	0
	<u>141,600</u>

AVERAGES

Rent psf	<u>19.39</u>
Recoveries psf	<u>18.29</u>
Recoverable Expenses psf	<u>18.29</u>

CASH FLOW INFORMATION

	28-Dec-14 Budget
Net Rental Revenue	222,600
Miscellaneous Revenue	1,200
Recoveries	210,000
	<u>433,800</u>
Recoverable expense	95,000
Realty Tax expense	115,000
Net Operating Income	<u>223,800</u>
Non Recoverable Expenses	40,000
Debt Servicing	60,000
Net Income before Non Cash	123,800
Amortization	55,000
Mortgage Principal	(45,000)
Other Cash Demands	0
	<u>133,800</u>

MORTGAGE/DEBT INFORMATION

<u>Mortgage</u>	
Lender:	The Bank
Principal O/S @ December 31, 2013	\$1,505,000.00
Rate	5.000%
End of Term	31-Jul-20
Monthly Payment	\$ 10,000.00