500 Jefferson Drive, Miami FL RENTAL REPORT						Year (End)	1 11/1/2009	2 11/1/2010	3 11/1/2011	4 11/1/2012	5 11/1/2013	6 11/1/2014	7 11/1/2015	8 11/1/2016	9 11/1/2017	10 11/1/2018	11 11/1/2019	12 11/1/2020
Unit Type #	# of units	Unit type	Square Ft.	Current Monthly	Current Annually	Annual Growth Rate (%)												
1	5	1-br	1000	1,500.00	90,000.00	3%	90,000.00	92,700.00	95,481.00	98,345.43	101,295.79	104,334.67	107,464.71	110,688.65	114,009.31	117,429.59	120,952.47	124,581.05
2	4	2-br	1200	2,200.00	105,600.00	3%	105,600.00	108,768.00	112,031.04	115,391.97	118,853.73	122,419.34	126,091.92	129,874.68	133,770.92	137,784.05	141,917.57	146,175.10
3	1	studio	700	1,000.00	12,000.00	3%	12,000.00	12,360.00	12,730.80	13,112.72	13,506.11	13,911.29	14,328.63	14,758.49	15,201.24	15,657.28	16,127.00	16,610.81
4	0			-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
5	0			-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
6	0			-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
7	0			-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
8	0			-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
9	0			-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
10	0			-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
11	0			-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
12	0			-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
	Total Potential Rent			4,700.00	207,600.00		207,600.00	213,828.00	220,242.84	226,850.13	233,655.63	240,665.30	247,885.26	255,321.81	262,981.47	270,870.91	278,997.04	287,366.95
	Other Income			-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-
	Total Potential Income			4,700.00	207,600.00		207,600.00	213,828.00	220,242.84	226,850.13	233,655.63	240,665.30	247,885.26	255,321.81	262,981.47	270,870.91	278,997.04	287,366.95
	Vacancy Rate						0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Vacancy Loss						-	-	-	-	-	-	-	-	-	-	-	-
	Management Fee						-	-	-	-	-	-	-	-	-	-	-	-
	Gross Operating Income						207,600.00	213,828.00	220,242.84	226,850.13	233,655.63	240,665.30	247,885.26	255,321.81	262,981.47	270,870.91	278,997.04	287,366.95
	Total Growth in Gross Operating Income							3.0000%	3.0000%	3.0000%	3.0000%	3.0000%	3.0000%	3.0000%	3.0000%	3.0000%	3.0000%	3.0000%