

**COOPERATIVA MERCADO CENTRAL**  
August 2014 to July 2015 Projection

Suite	August	September	October	November	December	January	February	March	April	May	June	July	TOTAL	August	September	October	November	December	January	February	March	April	May	June	July	TOTAL
Number Tenant Name	2014	2014	2014	2014	2014	2015	2015	2015	2015	2015	2015	2015		2015	2015	2015	2015	2015	2016	2016	2016	2016	2016	2016	2016	
<b>TENANT RENTS</b>																										
TOTAL TENANT RENT	46,136	46,136	46,136	46,136	46,136	49,481	49,481	49,481	49,481	49,481	49,481	49,481	577,049	49,481	50,781	50,781	50,781	50,781	51,794	51,794	51,794	51,794	51,794	51,794	51,794	615,165
ALLOWANCE FOR BAD DEBT	(2,307)	(2,307)	(2,307)	(2,307)	(2,307)	(2,474)	(2,474)	(2,474)	(2,474)	(2,474)	(2,474)	(2,474)	(28,852)	(2,474)	(2,539)	(2,539)	(2,539)	(2,539)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(2,590)	(30,758)
NET RENTAL INCOME	43,829	43,829	43,829	43,829	43,829	47,007	47,007	47,007	47,007	47,007	47,007	47,007	548,197	47,007	48,242	48,242	48,242	48,242	49,204	49,204	49,204	49,204	49,204	49,204	49,204	584,407
<b>OTHER INCOME</b>																										
Bulletin Board	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600
Miscellaneous	350	350	350	350	350	350	350	350	350	350	350	350	4,200	350	350	350	350	350	350	350	350	350	350	350	350	4,200
TOTAL OTHER INCOME	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	25,800	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	25,800
<b>TOTAL INCOME</b>	<b>45,979</b>	<b>45,979</b>	<b>45,979</b>	<b>45,979</b>	<b>45,979</b>	<b>49,157</b>	<b>49,157</b>	<b>49,157</b>	<b>49,157</b>	<b>49,157</b>	<b>49,157</b>	<b>49,157</b>	<b>573,997</b>	<b>49,157</b>	<b>50,392</b>	<b>50,392</b>	<b>50,392</b>	<b>50,392</b>	<b>51,354</b>	<b>51,354</b>	<b>51,354</b>	<b>51,354</b>	<b>51,354</b>	<b>51,354</b>	<b>51,354</b>	<b>610,207</b>
<b>EXPENSES</b>																										
Bank Charges	75	75	75	75	75	75	75	75	75	75	75	75	900	75	75	75	75	75	75	75	75	75	75	75	75	900
Legal Fees								1,500	1,500	2,500	-	1,500	7,000													
Insurance Expense	504	504	504	550	550	550	550	550	550	550	550	550	6,462	550	550	550	590	590	590	590	590	590	590	590	590	6,960
Loan Expense (deferred)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone Expense	665	665	665	665	665	665	665	665	665	665	665	665	7,980	665	665	665	665	665	665	665	665	665	665	665	665	7,980
Waste Management Expense	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Contract Cleaning Expense	8,500	8,500	8,500	8,500	8,500	7,000	7,000	7,000	7,000	7,000	7,000	7,000	91,500	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	84,000
Maintenance & Repairs Expense	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
Maintenance & Repair Supplies	740	740	740	740	740	740	740	740	740	740	740	740	8,880	740	740	740	740	740	740	740	740	740	740	740	740	8,880
Muzak Expense	150	150	150	150	150	150	150	150	150	150	150	150	750													
Office Expense	100	100	100	100	100	100	100	100	100	100	100	100	1,200	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Pest Control Expense	500	500	500	500	500	500	500	500	500	500	500	500	6,000	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Postage & Delivery Expense	75	75	75	75	75	75	75	75	75	75	75	75	900	75	75	75	75	75	75	75	75	75	75	75	75	900
Contract Mgmt Fee	3,900	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	25,900	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Contract - Other Mgmt Fee	400	400	-	-	-	-	-	-	-	-	-	-	800	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator	300	300	300	300	300	300	300	300	300	300	300	300	2,100	300	300	300	300	300	300	300	300	300	300	300	300	2,100
Property Taxes	6,600	6,600	6,600	6,600	6,600	6,760	6,760	6,760	6,760	6,760	6,760	6,760	80,320	6,760	6,760	6,760	6,760	6,760	7,000	7,000	7,000	7,000	7,000	7,000	7,000	82,800
Grounds/ Snow Removal				900	900	900	900	900	-	-	-	-	4,500													
Security Other	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	54,000	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	54,000
HVAC	2,500	2,500	-	-	-	-	-	-	2,500	2,500	-	-	10,000	2,500	-	-	-	2,500	-	2,500	-	-	-	2,500	-	10,000
Audit Expense			5,000										5,000			5,000										5,000
Water Expense	3,000	3,000	2,500	2,500	2,500	2,500	2,500	3,000	3,000	3,000	3,000	3,000	33,500	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
Electricity	10,500	6,500	5,500	3,500	3,500	5,500	5,500	5,500	5,500	5,500	10,500	10,500	78,000	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	126,000
Gas Expense	1,500	1,500	3,000	4,000	7,500	8,000	8,000	7,500	6,000	4,000	3,000	1,500	55,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
Other Expense													-													-
<b>TOTAL OPERATING EXP</b>	<b>52,009</b>	<b>45,809</b>	<b>48,209</b>	<b>42,855</b>	<b>46,655</b>	<b>47,665</b>	<b>47,365</b>	<b>49,165</b>	<b>49,265</b>	<b>47,965</b>	<b>46,965</b>	<b>47,265</b>	<b>571,192</b>	<b>48,265</b>	<b>45,465</b>	<b>50,765</b>	<b>45,505</b>	<b>48,305</b>	<b>46,045</b>	<b>48,245</b>	<b>46,045</b>	<b>46,045</b>	<b>45,745</b>	<b>48,245</b>	<b>46,045</b>	<b>564,720</b>
<b>CURRENT MONTH CASH FLOW</b>	<b>(6,030)</b>	<b>170</b>	<b>(2,230)</b>	<b>3,124</b>	<b>(676)</b>	<b>1,492</b>	<b>1,792</b>	<b>(8)</b>	<b>(108)</b>	<b>1,192</b>	<b>2,192</b>	<b>1,892</b>	<b>2,805</b>	<b>892</b>	<b>4,927</b>	<b>(373)</b>	<b>4,887</b>	<b>2,087</b>	<b>5,309</b>	<b>3,109</b>	<b>5,309</b>	<b>5,309</b>	<b>5,609</b>	<b>3,109</b>	<b>5,309</b>	<b>45,487</b>
Current Months' Beginning Cash	-	(6,030)	(5,860)	(8,090)	(4,965)	(5,641)	(4,149)	(2,357)	(2,364)	(2,472)	(1,280)	912			892	5,820	5,447	10,334	12,421	17,731	20,840	26,150	31,459	37,068	40,178	
<b>CUMULATIVE CASH FLOW</b>	<b>(6,030)</b>	<b>(5,860)</b>	<b>(8,090)</b>	<b>(4,965)</b>	<b>(5,641)</b>	<b>(4,149)</b>	<b>(2,357)</b>	<b>(2,364)</b>	<b>(2,472)</b>	<b>(1,280)</b>	<b>912</b>	<b>2,805</b>		<b>892</b>	<b>5,820</b>	<b>5,447</b>	<b>10,334</b>	<b>12,421</b>	<b>17,731</b>	<b>20,840</b>	<b>26,150</b>	<b>31,459</b>	<b>37,068</b>	<b>40,178</b>	<b>45,487</b>	