

8. PROFORMA

15 Year Cash Flow	Growth Factor	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Tenant Payments (or Underwriting Rents)																
Rental Subsidy (Specify)																
Other Income (Specify)																
Gross Scheduled Income																
Vacancy Loss																
Effective Gross Income																
Operating Expenses																
Property Taxes																
On-site Supportive Srv. Coordinator																
Replacement Reserve																
Operating Reserve																
Other Reserves (Specify)																
Total OE & Reserves																
Net Operating Income																
Permanent Lender																
Other																
Total Debt Services																
Cash flow avbl. Distributions																
Debt Service Coverage																

