REINVESTMENT FUND

SAMPLE OPERATING PROFORMA
MULTIFAMILY HOUSING

Instructions:
a) To use this proforma, first download this document and save it on your computer. Then open the document from your computer.
b) Insert figures under the Year 1 column. Not all categories will apply to all projects. Fill in only those that apply. All subsequent Year columns will automatically calculate.
c) If proposed debt term is longer than 15 years, please add additional columns.

Project Name: _____
 # Units: _____

Rent Increase 2.00%
Expense Increase: 3.00%

	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
Income															
Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Laundry Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tenant Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income _____	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gross Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less Vacancy (5%)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effective Gross Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Expenses															
Administration	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operations & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payroll Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax & Insurance Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Real Estate Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating/Debt Service Reserv	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replacement Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other _____	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other _____	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Operating Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service															
TRF Loan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Coverage Ratio	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!