

Prepared For: Owner  
 Prepared By: Manager  
 Property ID: 100MF  
 Property RSF: 260,252  
 # of Units: 296

## Software Evaluation Copy

Software: Kardin Budget System  
 Version: 39.10  
 File: MF 2020 Budget.cm3  
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## Sample Budget - Multi-Family Loss to Lease

	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	
<b>Gross Potential Rent</b>																			
Gross Potential Rent	N/A	N/A	351,676	351,764	351,851	352,002	352,066	352,145	352,247	358,325	358,429	358,533	358,709	359,006	359,231	359,407	359,535	359,639	
<b>Loss to Lease</b>																			
Beginning Loss to Lease	N/A	N/A	-23,653	-23,140	-22,554	-21,968	-20,877	-20,372	-19,858	-19,265	-24,364	-23,614	-22,864	-21,813	-20,262	-19,012	-17,961	-17,111	
Renewal Rental Change	N/A	N/A	488	569	569	1,139	569	488	488	606	606	606	606	606	606	606	606	606	
Turnover Rental Change	N/A	N/A	104	104	104	104	0	104	207	373	248	248	621	1,242	869	621	373	248	
Net Loss to Lease	N/A	N/A	-23,061	-22,467	-21,881	-20,726	-20,308	-19,780	-19,163	-18,286	-23,510	-22,760	-21,637	-19,965	-18,787	-17,785	-16,983	-16,257	
Change in GPR	N/A	N/A	-78	-87	-87	-151	-64	-78	-102	-6,078	-104	-104	-176	-297	-225	-176	-128	-104	
Ending Loss to Lease	N/A	N/A	-23,140	-22,554	-21,968	-20,877	-20,372	-19,858	-19,265	-24,364	-23,614	-22,864	-21,813	-20,262	-19,012	-17,961	-17,111	-16,361	
<b>Renewal Rental Change</b>																			
Lease Expirations	N/A	N/A	8	10	10	20	10	8	8	8	8	9	9	9	9	9	9	9	
Lease Renewals	N/A	N/A	6	7	7	14	7	6	6	6	6	6	6	6	6	6	6	6	
Avg. Diff Per Unit Ren.	N/A	N/A	72	72	72	72	72	72	72	92	92	92	92	92	92	92	92	92	
% Renewals Renovated	N/A	N/A	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	
Avg Diff Per Unit Renov.	N/A	N/A	364	364	364	364	364	364	364	371	371	371	371	371	371	371	371	371	
Renewal Rental Change	N/A	N/A	488	569	569	1,139	569	488	488	606	606	606	606	606	606	606	606	606	
<b>Turnover Rental Change</b>																			
Avg. Diff Per Unit New	N/A	N/A	80	80	80	80	80	80	80	100	100	100	100	100	100	100	100	100	
Total Move Ins	N/A	N/A	1	1	1	1	0	1	2	3	2	2	5	10	7	5	3	2	
% Move Ins Renovated	N/A	N/A	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	
Avg Diff Per Unit Renov.	N/A	N/A	475	475	475	475	0	475	475	483	483	483	483	483	483	483	483	483	
Turnover Rental Change	N/A	N/A	104	104	104	104	0	104	207	373	248	248	621	1,242	869	621	373	248	
<b>Total Property Revenue</b>																			
Gross Potential Rent	N/A	N/A	351,676	351,764	351,851	352,002	352,066	352,145	352,247	358,325	358,429	358,533	358,709	359,006	359,231	359,407	359,535	359,639	
Ending Loss to Lease	N/A	N/A	-23,140	-22,554	-21,968	-20,877	-20,372	-19,858	-19,265	-24,364	-23,614	-22,864	-21,813	-20,262	-19,012	-17,961	-17,111	-16,361	
Total Property Revenue	N/A	N/A	328,537	329,210	329,883	331,125	331,695	332,286	332,982	333,960	334,815	335,669	336,896	338,744	340,219	341,446	342,424	343,279	
Avg. Current Rents PU	N/A	N/A	1,110	1,112	1,114	1,119	1,121	1,123	1,125	1,128	1,131	1,134	1,138	1,144	1,149	1,154	1,157	1,160	