

DOCKET NO: 10-02537
 EXHIBIT NO: A
 OFFERED BY: DEBTOR
 DATE ENTERED: 12/1/10
 ADMITTED DENIED

Christensen Realty Investment
 901-977 W BANNOCK ST - (cri)
 Budget November December 2010 through May, 2011

INCOME

RENT INCOME

	December	January	February	March
Monthly Parking Permit	47,750	47,750	47,750	47,750
Card/Key Replacement	0	0	0	0
Validation/Day Pass Income	500	500	500	500
Transient Income	2,250	2,250	2,250	2,250
Special Event Income	0	0	0	0
Wa Trust Rent	18,500	18,500	18,500	18,500
Storage	350	350	350	350
NET RENT INCOME	69,350	69,350	69,350	69,350

EXPENSE REIMBURSEMENT

Estimated CAM Charges	\$ 4,110	\$ 4,110	\$ 4,110	\$ 4,110
TOTAL REIMBURSEMENT	\$ 4,110	\$ 4,110	\$ 4,110	\$ 4,110

OTHER INCOME

Interest Income - Savings				
Tax Savings Income				
TOTAL OTHER INCOME	\$ 0	\$ 0	\$ 0	\$ 0

TOTAL INCOME

73,460 73,460 73,460 73,460

EXPENSES

OPERATING EXPENSES

Management	14,109	3,673	3,673	3,673
Maintenance	2,500	2,500	2,500	2,500
Repairs	Incl	Incl	Incl	Incl
Window Washing	Incl	Incl	Incl	Incl
HVAC - Maintenance	Incl	Incl	Incl	Incl
HVAC - Repairs	Incl	Incl	Incl	Incl
Fire System Maintenance/Inspections	Incl	Incl	Incl	Incl
Streetscape	Incl	Incl	Incl	Incl
Insurance - Property and Liability	760	760	760	760
Property Tax	41,750		0	0
Electricity	350	350	350	350
Water	80	80	80	80
Sewer	20	20	20	20
Geothermal Water	200	200	200	200
TOTAL OPERATING EXPENSES	59,769	7,583	7,583	7,583

GARAGE EXPENSES

Electricity	825	825	825	825
Accounting - Garage	1,300	1,300	1,300	1,300
Elevator Maintenance	675	675	675	675
Elevator Emergency Line	30	30	30	30
Car Park Management Fee	350	350	350	350
Car Park Contracted Staffing	4,000	4,000	4,000	4,000
Office Expense	50	50	50	50
Crime Insurance	20	20	20	20
Automobile Expense				
Telephone	125	125	125	125
Credit Card Merchant Services	150	150	150	150
Garage Sweeping	500	500	500	500
Snow Plowing	100	100	100	100
Bank Fees/Charges	100	100	100	100
Tax Savings				
TOTAL GARAGE EXPENSE	8,225	8,225	8,225	8,225

TOTAL OP AND GARAGE EXPENSE

67,994 15,808 15,808 15,808

NET OPERATING INCOME

5,466 57,652 57,652 57,652

DEBT EXPENSE

Interest Payment to <i>PPG</i>	<i>52,687</i> 43,606	52,687	52,687	52,687
	43,606	43,606	43,606	43,606

NET INCOME AFTER MWB DEBT SERVICE

(38,140) 14,046 14,046 14,046

Current Cash Balance

\$212,200.00

*PAYMENT TO
 MR ALVAREZ
 \$31,500*