

EXHIBIT A ---- Four (4) Month Budget
Worcester RE Investments LLC

23 Sigourney	April, 2017	May, 2017	June, 2017	July, 2017
<u>Monthly Income</u>				
Rental Income - Occupied	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00
Potential Rental Income - Vacant				
TOTAL MONTHLY INCOME:	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00
<u>Monthly Expenses</u>				
Management Fees	\$162.50	\$162.50	\$162.50	\$162.50
Electric	\$69.12	\$69.12	\$69.12	\$69.12
Gas				
Insurance	\$190.25	\$190.25	\$190.25	\$190.25
Tax	\$312.67	\$312.67	\$312.67	\$312.67
Water/Sewer	\$367.25	\$367.25	\$367.25	\$367.25
TOTAL MONTHLY COSTS:	\$1,101.79	\$1,101.79	\$1,101.79	\$1,101.79
Net Potential Income (Fully Occupied)	\$1,748.21	\$1,748.21	\$1,748.21	\$1,748.21
Vacancy Reserve (Appx. Rent for One Unit)	-\$715.00	-\$715.00	-\$715.00	-\$715.00
Quarterly UST Payments	-\$81.25			-\$162.50
Net Income after reserve & UST Pymts	\$951.96	\$1,033.21	\$1,033.21	\$870.71
Proposed Monthly Debt Payments	\$1,023.16			

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6 Hobson	April, 2017	May, 2017	June, 2017	July, 2017
<u>Monthly Income</u>				
Rental Income - Occupied	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00
Potential Rental Income - Vacant				
TOTAL MONTHLY INCOME:	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00
<u>Monthly Expenses</u>				
Management Fees	\$172.50	\$172.50	\$172.50	\$172.50
Electric	\$36.00	\$36.00	\$36.00	\$36.00
Gas				
Insurance	\$190.25	\$190.25	\$190.25	\$190.25
Tax	\$231.60	\$231.60	\$231.60	\$231.60
Water/Sewer	\$147.58	\$147.58	\$147.58	\$147.58
TOTAL MONTHLY COSTS:	\$777.93	\$777.93	\$777.93	\$777.93
Net Potential Income (Fully Occupied)	\$1,522.07	\$1,522.07	\$1,522.07	\$1,522.07
Vacancy Reserve (Appx. Rent for One Unit)	-\$650.00	-\$650.00	-\$650.00	-\$650.00
Quarterly UST Payments	-\$81.25			-\$162.50
Net Income after reserve & UST Pymts	\$790.82	\$872.07	\$872.07	\$709.57
Proposed Monthly Debt Payments	\$700.00			

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6 Dorchester	April, 2017	May, 2017	June, 2017	July, 2017
<u>Monthly Income</u>				
Rental Income - Occupied	\$2,900.00	\$2,900.00	\$2,900.00	\$2,900.00
Potential Rental Income - Vacant				
TOTAL MONTHLY INCOME:	\$2,900.00	\$2,900.00	\$2,900.00	\$2,900.00
<u>Monthly Expenses</u>				
Management Fees	\$210.00	\$210.00	\$210.00	\$210.00
Electric				
Gas				
Insurance	\$194.42	\$194.42	\$194.42	\$194.42
Tax	\$401.00	\$401.00	\$401.00	\$401.00
Water/Sewer	\$392.69	\$392.69	\$392.69	\$392.69
TOTAL MONTHLY COSTS:	\$1,198.11	\$1,198.11	\$1,198.11	\$1,198.11
Net Potential Income (Fully Occupied)	\$1,701.89	\$1,701.89	\$1,701.89	\$1,701.89
Vacancy Reserve (Appx. Rent for One Unit)	-\$900.00	-\$900.00	-\$900.00	-\$900.00
Quarterly UST Payments	-\$81.25			-\$162.50
Net Income after reserve & UST Pymts	\$720.64	\$801.89	\$801.89	\$639.39
Proposed Monthly Debt Payments	\$447.72			

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35 East Main Street	April, 2017	May, 2017	June, 2017	July, 2017
<u>Monthly Income</u>				
Rental Income - Occupied	\$2,900.00	\$2,900.00	\$2,900.00	\$2,900.00
Potential Rental Income - Vacant				
TOTAL MONTHLY INCOME:	\$2,900.00	\$2,900.00	\$2,900.00	\$2,900.00
<u>Monthly Expenses</u>				
Management Fees	\$197.44	\$197.44	\$197.44	\$197.44
Electric		\$0.00	\$0.00	\$0.00
Gas				
Insurance	\$95.13	\$95.13	\$95.13	\$95.13
Tax	\$385.92	\$385.92	\$385.92	\$385.92
Water/Sewer	\$164.87	\$164.87	\$164.87	\$164.87
TOTAL MONTHLY COSTS:	\$843.36	\$843.36	\$843.36	\$843.36
Net Potential Income (Fully Occupied)	\$2,056.64	\$2,056.64	\$2,056.64	\$2,056.64
Vacancy Reserve (Appx. Rent for One Unit)	-\$950.00	-\$950.00	-\$950.00	-\$950.00
Quarterly UST Payments	-\$81.25			-\$162.50
Net Income after reserve & UST Pymts	\$1,025.39	\$1,106.64	\$1,106.64	\$944.14
Proposed Monthly Debt Payments	\$1,000.00			

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Combined	April, 2017	May, 2017	June, 2017	July, 2017
<u>Monthly Income</u>				
Rental Income - Occupied	\$10,950.00	\$10,950.00	\$10,950.00	\$10,950.00
Potential Rental Income - Vacant	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL MONTHLY INCOME:	\$10,950.00	\$10,950.00	\$10,950.00	\$10,950.00
<u>Monthly Expenses</u>				
Management Fees	\$742.44	\$742.44	\$742.44	\$742.44
Electric	\$105.12	\$105.12	\$105.12	\$105.12
Gas	\$0.00	\$0.00	\$0.00	\$0.00
Insurance	\$670.05	\$670.05	\$670.05	\$670.05
Tax	\$1,331.19	\$1,331.19	\$1,331.19	\$1,331.19
Water/Sewer	\$1,072.39	\$1,072.39	\$1,072.39	\$1,072.39
TOTAL MONTHLY COSTS:	\$3,921.19	\$3,921.19	\$3,921.19	\$3,921.19
Net Potential Income (Fully Occupied)	\$7,028.81	\$7,028.81	\$7,028.81	\$7,028.81
Vacancy Reserve (Appx. Rent for One Unit)	-\$3,215.00	-\$3,215.00	-\$3,215.00	-\$3,215.00
Quarterly UST Payments	-\$325.00	\$0.00	\$0.00	-\$650.00
Net Income after reserve & UST Pymts	\$3,488.81	\$3,813.81	\$3,813.81	\$3,163.81
Proposed Monthly Debt Payments	\$3,170.88			