

PGI (POTENTIAL GROSS INCOME)

- V & C (VACANCY & COLLECTION LOSSES)

+ ADDITIONAL INCOME (LAUNDRY ROOM, VENDING MACH.)

= EGI (EFFECTIVE GROSS INCOME)

- EXPENSES (FIXED, VARIABLE & RESERVES FOR REPLACEMENTS)

= NOI (NET OPERATING INCOME)

NEED	DO THIS
I	= R X V
R	= I / V
V	= I / R