

## Ferndale Housing FY 2010 Operating Budget - Estimate

### Schedule of Rental Income

(Estimate Updated 9-15-10)

#### RENTAL REVENUE

Type & No. Bedrooms	Rent Level L / M	Income % of AMI	Rent	# of Units	Monthly Total	Annual Total
Single-Family -- 2-BRM, 1 BA	L	80% >	\$ 750	1	\$ 750	\$ 9,000
Single-Family -- 2-BRM, 1 BA	M	100% >	\$ 855	RM*	\$ -	\$ -
Single-Family -- 3-BRM, 2 BA	L	80% >	\$ 895	9	\$ 8,055	\$ 96,660
Single-Family -- 3-BRM, 2 BA	M	100% >	\$ 1,190	10	\$ 11,900	\$ 142,800
Single-Family -- 4-BRM, 2 BA	L	80% >	\$ 1,005	1	\$ 1,005	\$ 12,060
Single-Family -- 4-BRM, 2 BA	M	100% >	\$ 1,320	2	\$ 2,640	\$ 31,680
Townhouse -- 2-BRM, 1.5 BA	L	80% >	\$ 735	10	\$ 7,350	\$ 88,200
Townhouse -- 2-BRM, 1.5 BA	M	100% >	\$ 855	10	\$ 8,550	\$ 102,600
Townhouse -- 4-BRM, 2.5 BA	L	80% >	\$ 985	4	\$ 3,940	\$ 47,280
Townhouse -- 4-BRM, 2.5 BA	M	100% >	\$ 1,270	4	\$ 5,080	\$ 60,960
*2-BDM Resident Manager's Unit	50% Reduced	n/a	\$ 428	1	\$ 428	\$ 5,130
<b>Total Rent Revenue</b>				<b>52</b>	<b>\$ 49,698</b>	<b>\$596,370</b>

Notes: Rent levels are estimated based May 2010 HUD data.

Rent will vary based on which utilities are included in the rent.

For this estimate, tenant pays sewer & water, gas/propane & electricity; Rent includes trash, lawn-mowing.

Amenities include: fenced yards, extra storage, off-street covered parking or garage, laundry hook-ups,

basketball & tennis courts, three playgrounds, community rooms and on-site management.