

## Cash Flow Reports

Redesigned all Cash Flow reports for faster calculations and added a collapse/expand all button.

### I. Main Cash Flow

The Main Cash Flow report shows property level revenue and expenses and can be shown on an annual/quarterly/monthly basis and can be shown in thousands based upon user preference.

#### Cash Flow - collapsed

MAIN
 PSF PERIOD 1 PSF ALL PERIODS TENANT CASH FLOW

	Year 1 FYE Dec-2016	Year 2 FYE Dec-2017	Year 3 FYE Dec-2018	Year 4 FYE Dec-2019	Year 5 FYE Dec-2020	Year 6 FYE Dec-2021	Year 7 FYE Dec-2022	Year 8 FYE Dec-2023	Year 9 FYE Dec-2024	Year 10 FYE Dec-2025
<div style="display: flex; justify-content: space-between;"> <span>Show data</span> <span>Show figures in '000s</span> </div> <div style="display: flex; justify-content: space-between;"> <input type="text" value="Annual"/> <input checked="" type="checkbox"/> No         </div>										
▶ Income	10,125,152	10,782,475	10,805,686	10,917,610	11,226,465	11,537,660	11,792,919	16,194,390	20,119,642	34,165,555
▶ Expenses	4,791,662	4,958,146	4,950,246	5,038,601	5,160,194	5,280,056	5,350,830	5,699,289	5,863,130	6,658,925
Net Operating Income	5,333,490	5,824,329	5,855,440	5,879,008	6,066,271	6,257,604	6,442,089	10,495,101	14,256,512	27,506,630
▶ Capital Costs	2,257,296	100,000	100,000	1,586,140	100,000	296,152	66,786,854	100,000	73,791,919	100,000
Net Cash Flow	3,076,194	5,724,329	5,755,440	4,292,868	5,966,271	5,961,452	(60,344,765)	10,395,101	(59,535,408)	27,406,630

#### Cash Flow - expanded

MAIN
 PSF PERIOD 1 PSF ALL PERIODS TENANT CASH FLOW

	Year 1 FYE Dec-2016	Year 2 FYE Dec-2017	Year 3 FYE Dec-2018	Year 4 FYE Dec-2019	Year 5 FYE Dec-2020	Year 6 FYE Dec-2021	Year 7 FYE Dec-2022	Year 8 FYE Dec-2023	Year 9 FYE Dec-2024	Year 10 FYE Dec-2025
<div style="display: flex; justify-content: space-between;"> <span>Show data</span> <span>Show figures in '000s</span> </div> <div style="display: flex; justify-content: space-between;"> <input type="text" value="Annual"/> <input checked="" type="checkbox"/> No         </div>										
▼ Income										
▼ Potential Rental Income	10,459,958	10,613,063	10,662,148	10,728,557	10,932,266	11,172,305	12,486,480	16,034,338	22,518,301	34,948,052
Tenant A	3,216,000	3,360,000	3,360,000	3,300,000	3,300,000	3,300,000	3,300,000	3,300,000	4,641,752	6,266,365
Tenant B	2,241,667	2,250,000	2,291,667	2,300,000	2,341,667	2,350,000	2,798,958	4,236,833	7,202,617	12,244,448
Tenant C	2,275,000	2,275,000	2,275,000	2,275,000	2,275,000	2,275,000	2,633,021	3,731,302	6,343,214	10,783,463
Tenant D	420,000	420,000	420,000	420,000	420,000	420,000	495,120	683,005	1,161,108	1,973,884
Tenant E	166,667	175,000	177,077	194,026	318,525	541,493	920,538	1,564,915	346,282	337,981
Tenant F	175,000	178,063	183,404	188,907	194,574	203,311	256,342	435,782	740,829	1,259,410
Tenant G	1,965,625	1,955,000	1,955,000	2,050,625	2,082,500	2,082,500	2,082,500	2,082,500	2,082,500	2,082,500
▼ Downtime Vacancy	(572,292)	-	(31,244)	(16,169)	-	(51,961)	(1,124,256)	-	(2,378,486)	-
Tenant A	-	-	-	-	-	-	-	-	(2,320,876)	-
Tenant B	-	-	-	-	-	-	(481,458)	-	-	-
Tenant C	-	-	-	-	-	-	(481,458)	-	-	-
Tenant D	-	-	-	-	-	-	(161,340)	-	-	-
Tenant E	-	-	(31,244)	(16,169)	-	-	-	-	(57,610)	-
Tenant F	(72,917)	-	-	-	-	(51,961)	-	-	-	-
Tenant G	(499,375)	-	-	-	-	-	-	-	-	-

**II. PSF Period 1**

The PSF Period 1 Cash Flow report adds a \$/SF column for the first year of the Main Cash Flow report.

**Cash Flow**

 MAIN **PSF PERIOD 1** PSF ALL PERIODS TENANT CASH FLOW

Show data

Annual

Show figures in '000s

 No

	Year 1 \$/SF	Year 1 FYE Dec-2016	Year 2 FYE Dec-2017	Year 3 FYE Dec-2018	Year 4 FYE Dec-2019	Year 5 FYE Dec-2020	Year 6 FYE Dec-2021	Year 7 FYE Dec-2022	Year 8 FYE Dec-2023	Year 9 FYE Dec-2024	Year 10 FYE Dec-2025
<b>Income</b>											
Potential Rental Income	20.92	10,459,958	10,613,063	10,662,148	10,728,557	10,932,266	11,172,305	12,486,480	16,034,338	22,518,301	34,948,052
Downtime Vacancy	(1.14)	(572,292)	-	(31,244)	(16,169)	-	(51,961)	(1,124,256)	-	(2,378,486)	-
Free Rent	-	-	-	-	-	-	-	-	-	-	-
Base Rental Income	19.78	9,887,667	10,613,063	10,630,904	10,712,388	10,932,266	11,120,343	11,362,223	16,034,338	20,139,815	34,948,052
Percentage Rent	0.06	30,000	33,000	30,063	-	-	-	-	-	-	-
Total Recovery Income	1.30	650,389	855,746	830,570	913,019	1,039,859	1,129,161	947,003	1,272,003	929,099	1,676,706
Misc. Income	0.18	90,000	92,250	94,556	96,920	99,343	101,827	104,372	106,982	109,656	112,398
<b>Total Potential Gross Income</b>	<b>21.32</b>	<b>10,658,055</b>	<b>11,594,059</b>	<b>11,586,093</b>	<b>11,722,327</b>	<b>12,071,468</b>	<b>12,351,331</b>	<b>12,413,598</b>	<b>17,413,323</b>	<b>21,178,571</b>	<b>36,737,156</b>
Vacancy Loss	-	-	(231,881)	(201,103)	(218,601)	(241,429)	(196,105)	-	(348,266)	-	(734,743)
Collection Loss	(1.07)	(532,903)	(579,703)	(579,305)	(586,116)	(603,573)	(617,567)	(620,680)	(870,666)	(1,058,929)	(1,836,858)
<b>Effective Gross Income</b>	<b>20.25</b>	<b>10,125,152</b>	<b>10,782,475</b>	<b>10,805,686</b>	<b>10,917,610</b>	<b>11,226,465</b>	<b>11,537,660</b>	<b>11,792,919</b>	<b>16,194,390</b>	<b>20,119,642</b>	<b>34,165,555</b>
<b>Expenses</b>	<b>9.58</b>	<b>4,791,662</b>	<b>4,958,146</b>	<b>4,950,246</b>	<b>5,038,601</b>	<b>5,160,194</b>	<b>5,280,056</b>	<b>5,350,830</b>	<b>5,699,289</b>	<b>5,863,130</b>	<b>6,658,925</b>
<b>Net Operating Income</b>	<b>10.67</b>	<b>5,333,490</b>	<b>5,824,329</b>	<b>5,855,440</b>	<b>5,879,008</b>	<b>6,066,271</b>	<b>6,257,604</b>	<b>6,442,089</b>	<b>10,495,101</b>	<b>14,256,512</b>	<b>27,506,630</b>
Capital Costs	4.51	2,257,296	100,000	100,000	1,586,140	100,000	296,152	66,786,854	100,000	73,791,919	100,000
<b>Net Cash Flow</b>	<b>6.15</b>	<b>3,076,194</b>	<b>5,724,329</b>	<b>5,755,440</b>	<b>4,292,868</b>	<b>5,966,271</b>	<b>5,961,452</b>	<b>(60,344,765)</b>	<b>10,395,101</b>	<b>(59,535,408)</b>	<b>27,406,630</b>

**III. PSF All Periods**

The PSF All Periods Cash Flow report adds \$/SF columns for each year of the Main Cash Flow report.

**Cash Flow**

 MAIN   PSF PERIOD 1   **PSF ALL PERIODS**   TENANT CASH FLOW

Show data: <input type="text" value="Annual"/> Show figures in '000s: <input checked="" type="checkbox"/> No												
▶	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6	
	FYE Dec-2016	\$/SF	FYE Dec-2017	\$/SF	FYE Dec-2018	\$/SF	FYE Dec-2019	\$/SF	FYE Dec-2020	\$/SF	FYE Dec-2021	\$/SF
▼ <b>Income</b>												
▶ Potential Rental Income	10,459,958	20.92	10,613,063	21.23	10,662,148	21.32	10,728,557	21.46	10,932,266	21.86	11,172,305	22.34
▶ Downtime Vacancy	(572,292)	(1.14)	-	-	(31,244)	(0.06)	(16,169)	(0.03)	-	-	(51,961)	(0.10)
Free Rent	-	-	-	-	-	-	-	-	-	-	-	-
▶ <b>Base Rental Income</b>	<b>9,887,667</b>	<b>19.78</b>	<b>10,613,063</b>	<b>21.23</b>	<b>10,630,904</b>	<b>21.26</b>	<b>10,712,388</b>	<b>21.42</b>	<b>10,932,266</b>	<b>21.86</b>	<b>11,120,343</b>	<b>22.24</b>
▶ Percentage Rent	30,000	0.06	33,000	0.07	30,063	0.06	-	-	-	-	-	-
▶ <b>Total Recovery Income</b>	<b>650,389</b>	<b>1.30</b>	<b>855,746</b>	<b>1.71</b>	<b>830,570</b>	<b>1.66</b>	<b>913,019</b>	<b>1.83</b>	<b>1,039,859</b>	<b>2.08</b>	<b>1,129,161</b>	<b>2.26</b>
▶ Misc. Income	90,000	0.18	92,250	0.18	94,556	0.19	96,920	0.19	99,343	0.20	101,827	0.20
<b>Total Potential Gross Income</b>	<b>10,658,055</b>	<b>21.32</b>	<b>11,594,059</b>	<b>23.19</b>	<b>11,586,093</b>	<b>23.17</b>	<b>11,722,327</b>	<b>23.44</b>	<b>12,071,468</b>	<b>24.14</b>	<b>12,351,331</b>	<b>24.70</b>
Vacancy Loss	-	-	(231,881)	(0.46)	(201,103)	(0.40)	(218,601)	(0.44)	(241,429)	(0.48)	(196,105)	(0.39)
Collection Loss	(532,903)	(1.07)	(579,703)	(1.16)	(579,305)	(1.16)	(586,116)	(1.17)	(603,573)	(1.21)	(617,567)	(1.24)
<b>Effective Gross Income</b>	<b>10,125,152</b>	<b>20.25</b>	<b>10,782,475</b>	<b>21.56</b>	<b>10,805,686</b>	<b>21.61</b>	<b>10,917,610</b>	<b>21.84</b>	<b>11,226,465</b>	<b>22.45</b>	<b>11,537,660</b>	<b>23.08</b>
▶ <b>Expenses</b>	<b>4,791,662</b>	<b>9.58</b>	<b>4,958,146</b>	<b>9.92</b>	<b>4,950,246</b>	<b>9.90</b>	<b>5,038,601</b>	<b>10.08</b>	<b>5,160,194</b>	<b>10.32</b>	<b>5,280,056</b>	<b>10.56</b>
<b>Net Operating Income</b>	<b>5,333,490</b>	<b>10.67</b>	<b>5,824,329</b>	<b>11.65</b>	<b>5,855,440</b>	<b>11.71</b>	<b>5,879,008</b>	<b>11.76</b>	<b>6,066,271</b>	<b>12.13</b>	<b>6,257,604</b>	<b>12.52</b>
▶ Capital Costs	2,257,296	4.51	100,000	0.20	100,000	0.20	1,586,140	3.17	100,000	0.20	296,152	0.59
<b>Net Cash Flow</b>	<b>3,076,194</b>	<b>6.15</b>	<b>5,724,329</b>	<b>11.45</b>	<b>5,755,440</b>	<b>11.51</b>	<b>4,292,868</b>	<b>8.59</b>	<b>5,966,271</b>	<b>11.93</b>	<b>5,961,452</b>	<b>11.92</b>

#### IV. Tenant Cash Flow

The Tenant Cash Flow report details income and expenses per tenant per lease.

##### Cash Flow

[MAIN](#)  
 [PSF PERIOD 1](#)  
 [PSF ALL PERIODS](#)  
 **[TENANT CASH FLOW](#)**

Tenant: <input type="text" value="Tenant A"/>		Lease: <input type="text" value="Floor: -, Suite: 5000"/>		Show data: <input type="text" value="Annual"/>		Show figures in '000s: <input type="checkbox"/> No				
	Year 1 FYE Dec-2016	Year 2 FYE Dec-2017	Year 3 FYE Dec-2018	Year 4 FYE Dec-2019	Year 5 FYE Dec-2020	Year 6 FYE Dec-2021	Year 7 FYE Dec-2022	Year 8 FYE Dec-2023	Year 9 FYE Dec-2024	Year 10 FYE Dec-2025
<b>▼ Rental Income</b>										
Potential Rental Income	3,216,000	3,360,000	3,360,000	3,300,000	3,300,000	3,300,000	3,300,000	3,300,000	4,641,752	6,266,365
Downtime Vacancy	-	-	-	-	-	-	-	-	(2,320,876)	-
<b>Base Rental Income</b>	<b>3,216,000</b>	<b>3,360,000</b>	<b>3,360,000</b>	<b>3,300,000</b>	<b>3,300,000</b>	<b>3,300,000</b>	<b>3,300,000</b>	<b>3,300,000</b>	<b>2,320,876</b>	<b>6,266,365</b>
Recoveries	145,172	198,447	195,919	210,180	246,658	282,617	303,849	408,387	-	238,738
<b>Total Tenant Other Income</b>	<b>145,172</b>	<b>198,447</b>	<b>195,919</b>	<b>210,180</b>	<b>246,658</b>	<b>282,617</b>	<b>303,849</b>	<b>408,387</b>	<b>-</b>	<b>238,738</b>
<b>Total Potential Gross Income</b>	<b>3,361,172</b>	<b>3,558,447</b>	<b>3,555,919</b>	<b>3,510,180</b>	<b>3,546,658</b>	<b>3,582,617</b>	<b>3,603,849</b>	<b>3,708,387</b>	<b>2,320,876</b>	<b>6,505,103</b>
<b>► Capital Costs</b>										
<b>Tenant Net Cash Flow</b>	<b>3,361,172</b>	<b>3,558,447</b>	<b>3,555,919</b>	<b>2,207,512</b>	<b>3,546,658</b>	<b>3,582,617</b>	<b>3,603,849</b>	<b>3,708,387</b>	<b>(71,154,196)</b>	<b>6,505,103</b>
<b>► Tenant Details</b>										