

**Cambric: Rent Increase Permitted by City MNOI Rules versus Dominion
"Exceptional Circumstance" Proposal**

***Note that operating and income numbers are provided by Dominion in its application for exception rents and are not independently verified**

	Using City Rules		Using Market Rate Rents In Base Year	
	Base Year	Current Year	Base Year	Current Year
Rental income	1,428,095	1,510,440	2,213,948	1,510,440
Average Rent Per unit	1,053	1,114	1,633	1,114
Total Income	1,596,533	1,675,660	2,382,386	1,675,660
Minus Operating expense	680,497	796,644	680,497	796,644
NOI	916,036	879,016	1,701,889	879,016
Guaranteed CPI increase of NOI	0.0605		0.0605	
NOI Permitted with CPI increase	971,456		1,804,853	
Minus Current Year actual	-879,016		-879,016	
Total Rent Increase		92,440		925,837
Percent rent increase		6.12%		61.30%
Average per unit rent increase		68		682