Hypothetical MNOI Analysis 2

Year	Rent	Minus	Expenses	Equals	NOI	CPI	50% CPI	NOI x CPI	NOI + CPI
Base 2021	1,000,000		400,000		600,000				
2022						4%	2%	12,000	612,000
2023						5%	2.50%	15,300	624,300
Comp 2024	1,100,000		480,000		620,000	3%	1.50%	9,410	633,710

MNOI Increase									13,710
									1.24%