

## PRO FORMA INCOME & EXPENSE

STATEMENT (5/1/23 - 4/30/24)

### INCOME

Rent Income .....	\$171,567
Parking Income.....	\$9,120
<b>Gross Income.....</b>	<b>\$180,687</b>
Vacancy & Loss (5%).....	\$9,034
<b>Net Income.....</b>	<b>\$171,652</b>

### EXPENSES

Insurance .....	\$5,556
Real Estate Taxes .....	\$12,742*
Electric .....	\$757
Water & Sewer .....	\$6,046**
Scavenger.....	\$2,794
Alarm.....	\$1,620
Landscaping .....	\$1,280
Repairs & Maintenance.....	\$7,000
Snow Removal .....	\$2,166
Cleaning & Janitorial .....	\$2,905
Property Management Fee (3%).....	\$5,150
<b>Total Expenses.....</b>	<b>\$48,015</b>

**NET OPERATING INCOME: ..... \$123,637**

\* The 2021 R.E. Taxes paid in 2022 were \$12,371. The 2022 As. Val. Is the same as the 2021 As. Value.  
This projection shows a 3% increase in R.E. taxes payable in 2023.

\*\* Estimated

## RENT ROLL

UNIT	BD/BA	STATUS	BASE RENT	PARKING	ALARM	PET	TOTAL RENT	LEASE TO	MOVE-IN
GN	2/2	CURRENT	\$1,685	-	\$37	-	\$1,722	05/31/2023	05/01/2021
GS	2/2	RENEWAL	\$1,730	-	-	-	\$1,730	04/15/2024	4/15/2023
1N & P-1N	2/2	CURRENT	\$1,635	\$95	\$37	\$25	\$1,792	07/22/2024	11/01/2012
1S & P-1S	2/2	CURRENT	\$1,670	\$95	\$37	-	\$1,802	06/24/2024	11/10/2017
2N & P-2N	2/2	CURRENT	\$1,935	\$95	\$37	\$25	\$2,092	06/16/2023	06/17/2022
2S & P-2S	2/2	CURRENT	\$1,785	\$95	\$37	-	\$1,917	05/19/2023	10/15/2020
3N	2/2	RENEWAL	\$1,745	-	-	-	\$1,745	05/23/2024	5/24/2023
3S & P-3S	2/2	CURRENT	\$1,805	\$95	-	\$75	\$1,975	10/09/2023	10/15/2021
P-3N	-	PROJECTED	-	\$95	-	-	\$95	-	-
P-GN	-	PROJECTED	-	\$95	-	-	\$95	-	-
P-GS	-	PROJECTED	-	\$95	-	-	\$95	-	-
<b>8 UNITS &amp; 8 P-SPOTS</b>		<b>100% OCCUPIED</b>	<b>\$13,990</b>	<b>\$760</b>	<b>\$185</b>	<b>\$125</b>	<b>\$15,060</b>		