

PRO FORMA

4/1/25 - 3/31/26

INCOME

Rent Income	\$181,932.00
Lease Processing Fee Income	\$1,019.24
Lease Application Fee Income	\$350.00
Vacancy & Loss (5%)	\$9,096.60
NET INCOME	\$173,854.64

EXPENSES*

Insurance	\$13,244.56
Real Estate Taxes	\$11,654.30 **
Alarm	\$972.00 ***
Repairs & Maintenance	\$7,104.60
Cleaning & Janitorial	\$2,020.00
Landscaping & Groundskeeping	\$1,733.50
Water	\$3,920.30
Electric	\$514.99
Garbage	\$1,526.52
Snow Removal	\$2,470.00 ***
Lease Application Fees	\$75.00
Property Management Fee (3%)	\$5,215.64
TOTAL EXPENSES	\$50,451.41
NET OPERATING INCOME	\$123,403.23

* Expenses are based on T12 actuals (10/1/23-9/30/24).

** The 2024 As. Valuation increased between 106% and 845% from the 2023 As. Valuation.
We are vigorously fighting this. We have doubled the RE Taxes on this Pro Forma.

*** Based on current contract.

RENT ROLL

UNIT	BD/BA	STATUS	ALARM	PARKING	PET	RENT	TOTAL MONTHLY INCOME	2025 RENTAL INCREASE PROJECTION	LEASE	MOVE-IN
1N	4bd/2.5ba	Current	\$37.00	\$95.00	-	\$2,535.00	\$2,667.00	\$2,752.00	6/5/2024 - 6/4/2025	3/1/2018
1S	4bd/2.5ba	Current	\$37.00	\$190.00	-	\$2,675.00	\$2,902.00	\$2,957.00	7/24/2024 - 7/23/2025	12/1/2020
2N	2bd/2ba	Current	-	-	-	\$2,255.00	\$2,255.00	\$2,255.00	8/30/2024 - 8/21/2026	8/30/2024
2S	2bd/2ba	Current	-	-	-	\$2,110.00	\$2,110.00	\$2,150.00	3/21/2024 - 4/16/2025	3/21/2022
3N	2bd/2ba	Current	-	\$95.00	-	\$2,380.00	\$2,475.00	\$2,475.00	9/2/2024 - 7/31/2025	9/2/2024
3S	2bd/2ba	Current	\$37.00	\$95.00	\$25.00	\$2,255.00	\$2,412.00	\$2,422.00	9/6/2024 - 9/5/2025	9/6/2024
P5	Parking Spot	Projection	-	\$95.00	-	-	\$95.00	\$95.00	-	-
P6	Parking Spot	Projection	-	\$95.00	-	-	\$95.00	\$95.00	-	-
6 UNITS			\$111.00	\$665.00	\$25.00	\$14,210.00	\$15,011.00	\$15,201.00		