

## PRO FORMA

4/1/25 - 3/31/26

### INCOME

Rent Income .....	\$261,606.00
Lease Processing Fees .....	\$1,358.80
Lease Application Fees .....	\$490.00
Vacancy & Loss (5%) .....	\$13,080.30
<b>NET INCOME .....</b>	<b>\$250,374.50</b>

### EXPENSES\*

Insurance .....	\$ 11,174.00
Real Estate Taxes .....	\$17,757.08 **
Electric .....	\$2,029.17
Water & Sewer .....	\$4,231.30
Scavenger .....	\$2,285.96
Alarm .....	\$1,296.00
Telephone .....	\$1,199.76
Legal .....	\$461.33
Elevator .....	\$3,195.30
Repairs & Maintenance .....	\$15,562.41
Landscaping & Groundskeeping .....	\$3,277.86
Snow Removal .....	\$2,535.00 ***
Cleaning & Janitorial .....	\$2,280.00
Lease Application Fees .....	\$105.00
Property Management Fee (3%) .....	\$7,511.24
<b>TOTAL EXPENSES .....</b>	<b>\$74,901.41</b>
<b>NET OPERATING INCOME .....</b>	<b>\$175,473.10</b>

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

\*\* The 2024 As Val increased by 35.66% from the 2023 As Val. Actual taxes paid in 2024 for 2023.

\*\*\* Based on current contract.

## RENT ROLL

UNIT	BD/BA	ALARM	PARKING	PET	RENT	TOTAL MONTHLY INCOME	2025 RENTAL INCREASE PROJECTION	LEASE	MOVE-IN
1N	3/2.50	\$37	\$190	-	\$2,785	\$3,012	\$3,012	07/29/2024 - 07/18/2025	07/29/2024
1S	4/2.50	\$37	-	-	\$3,095	\$3,132	\$3,177	07/18/2024 - 07/14/2025	10/06/2022
2N	3/2.00	\$37	\$95	-	\$2,300	\$2,432	\$2,477	08/17/2024 - 08/15/2025	08/15/2018
2S	3/2.00	-	\$95	-	\$2,535	\$2,630	\$2,650	09/02/2024 - 08/22/2025	09/02/2024
3N	3/2.00	\$37	\$95	-	\$2,325	\$2,457	\$2,457	08/01/2024 - 07/31/2026	07/01/2015
3S	3/2.00	-	\$95	\$25	\$2,535	\$2,655	\$2,655	08/12/2024 - 07/28/2025	08/12/2024
4N	3/2.00	-	\$95	-	\$2,430	\$2,525	\$2,560	05/31/2024 - 05/30/2025	05/27/2022
4S	3/2.00	-	\$220	\$50	\$2,585	\$2,855	\$2,855	08/01/2024 - 07/15/2025	08/01/2024
<b>8 UNITS.....</b>		<b>\$148</b>	<b>\$885</b>	<b>\$75</b>	<b>\$20,590</b>	<b>\$21,698</b>	<b>\$21,843</b>		