

PRO FORMA

4/1/25 - 3/31/26

INCOME

Rent Income	\$248,458.00
Lease Processing Fees	\$2,038.20
Lease Application Fees.....	\$630.00
Vacancy & Loss (5%)	\$12,422.90
NET INCOME	\$238,703.30

EXPENSES*

Insurance	\$ 9,535.00
Real Estate Taxes	\$11,456.11 **
Electric	\$1,487.96
Water & Sewer	\$6,192.42
Scavenger.....	\$2,345.52
Alarm.....	\$1,620.00 ***
Telephone.....	\$1,705.68
Elevator.....	\$5,511.60
Repairs & Maintenance.....	\$17,770.48
Landscaping & Groundskeeping.....	\$2,250.00
Snow Removal	2,840.00 ***
Cleaning & Janitorial	\$2,825.00
Lease Application Fees.....	\$135.00
Property Management Fee (3%)	\$7,161.10
TOTAL EXPENSES	\$ 72,835.87
NET OPERATING INCOME	\$165,867.43

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

** The 2024 As Val increased by 38.77% from the 2023 As Val. Actual taxes paid in 2024 for 2023.

*** 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	3/2.50	Current	\$ 37	\$ 95	-	\$ 1,825	\$ 1,957	\$ 2,042	06/14/2024 - 06/11/2025	05/11/2015
1S	3/2.50	Current	-	\$ 95	-	\$ 2,240	\$ 2,335	\$ 2,360	09/24/2024 - 09/23/2025	10/02/2023
2N	3/2.50	Current	-	-	-	\$ 2,335	\$ 2,335	\$ 2,360	09/17/2024 - 09/16/2025	09/27/2019
2S	3/2.50	Current	-	\$ 95	\$ 25	\$ 2,540	\$ 2,660	\$ 2,660	08/16/2024 - 08/11/2025	08/10/2023
3N & P8	3/2.50	Projection	-	\$ 95	-	\$ 2,585	\$ 2,680	\$ 2,680	-	-
3S	3/2.50	Current	-	\$ 95	-	\$ 2,465	\$ 2,560	\$ 2,580	08/17/2024 - 08/14/2025	10/01/2019
4N	3/2.50	Current	\$ 37	\$190	-	\$2,309	\$ 2,536	\$ 2,581	05/18/2024 - 05/16/2025	07/26/2017
4S	3/2.50	Current	\$ 37	\$ 95	-	\$ 2,575	\$ 2,707	\$ 2,732	11/17/2023 - 05/22/2025	11/17/2023
5N	3/2.50	Current	-	\$ 95	-	\$ 2,635	\$ 2,730	\$ 2,730	10/18/2024 - 04/17/2026	10/04/2023
5S	3/2.50	Current	\$ 37	\$ 95	-	\$ 2,785	\$ 2,917	\$ 2,917	09/25/2024 - 09/19/2025	09/25/2024
10 UNITS			\$148	\$950	\$25	\$24,294	\$25,417	\$25,642		