

PRO FORMA

5/1/25 - 4/30/26

INCOME

Rent Income	\$264,901.00
Lease Processing Fees	\$1,358.80
Lease Application Fees	\$490.00
Vacancy & Loss (5%)	\$13,245.05
NET INCOME	\$253,504.75

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%)	\$7,605.14
TOTAL EXPENSES	\$74,995.31
NET OPERATING INCOME	\$178,509.44

* 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	\$3,052	07/29/2024 - 07/18/2025	07/29/2024
1S	4/2.50	\$37	-	-	\$3,095	\$3,132	\$3,272	07/18/2024 - 07/14/2025	10/06/2022
2N	3/2.00	\$37	\$95	-	\$2,300	\$2,432	\$2,582	08/17/2024 - 08/15/2025	08/15/2018
2S	3/2.00	-	\$95	-	\$2,535	\$2,630	\$2,675	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	\$2,700	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	\$2,895	08/01/2024 - 07/15/2025	08/01/2024
8 UNITS.....		\$148	\$885	\$75	\$20,590	\$21,698	\$22,193		