

PRO FORMA

8/1/25 - 7/31/26

INCOME

Rent Income	\$184,828.00
Lease Processing Fee Income	\$1,019.24
Lease Application Fee Income.....	\$350.00
Vacancy & Loss (5%)	\$9,241.40
NET INCOME	\$176,955.84

EXPENSES*

Insurance	\$8,895.00
Real Estate Taxes	\$8,547.36 **
Electric	\$814.41
Water & Sewer	\$3,312.10
Scavenge	\$2,096.00
Alarm.....	\$972.00 ***
Zentro Internet.....	\$2,232.00
Repairs & Maintenance.....	\$8,730.05
Landscaping & Groundskeeping.....	\$2,599.78
Snow Removal	\$2,349.00 ***
Cleaning & Janitorial	\$2,605.00
Lease Application Fees	\$75.00
Property Management Fee (3%).....	\$5,308.68
TOTAL EXPENSES	\$ 48,536.38
NET OPERATING INCOME	\$128,419.46

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

** The 2024 As. Value increased 130% from the 2023 As. Value. Actual taxes paid in 2024 for 2023.

*** Based on current contract.

RENT ROLL

UNIT	BD/BA	ALARM	PARKING	PET	ZENTRO INTERNET	RENT	TOTAL MONTHLY INCOME	2025 RENTAL INCREASE PROJECTION	LEASE	MOVE-IN
1N	4/3	\$37	\$ 95	-	\$75	\$2,815	\$3,022	\$3,057	07/25/2024 - 07/24/2025	08/01/2023
1S	4/3	\$37	-	-	\$75	\$2,735	\$2,847	\$2,942	08/05/2024 - 08/04/2025	08/14/2020
2N	3/2	-	\$95	-	\$75	\$2,160	\$2,330	\$2,340	07/25/2024 - 07/24/2025	08/07/2023
2S	3/2	-	\$95	\$25	\$75	\$2,230	\$2,425	\$2,465	09/20/2024 - 09/19/2025	09/06/2023
3N	3/2	-	-	-	\$75	\$2,245	\$2,320	N/A	05/01/2025 - 05/20/2026	05/01/2025
3S	3/2	-	\$95	-	\$75	\$2,115	\$2,285	COMPLETED	05/20/2025 - 05/19/2026	11/15/2021
6 UNITS		\$74	\$380	\$25	\$450	\$14,300	\$15,229	\$15,409		