

PRO FORMA

8/1/25 - 7/31/26

INCOME

Rent Income	\$476,853.00
Lease Processing Fees	\$3,589.20
Lease Application Fees	\$1,120.00
Vacancy & Loss (5%)	\$23,842.65
NET INCOME	\$456,599.55

EXPENSES*

Insurance	\$21,606.12
Real Estate Taxes	\$27,207.94 **
Electricity	\$3,948.30
Gas	\$15,368.28
Water & Sewer	\$10,286.42
Scavenger	\$4,316.50
Repairs & Maintenance	\$20,697.16
Cleaning & Janitorial	\$10,410.00
Landscaping & Groundskeeping	\$3,500.00
Alarm	\$2,319.23
Snow Removal	\$5,050.00 ***
Application Fee Expense	\$160.00
Property Management Fee (3%)	\$13,697.99
TOTAL EXPENSES	\$138,567.94
NET OPERATING INCOME	\$318,031.61

* Expenses are based on T12 actuals (12/1/23-11/30/24)

** The 2024 As Val increased by 55.95% vs. the 2023 As Val. Actual taxes paid in 2024 for 2023.

*** Based on current contract.

RENT ROLL

							TOTAL MONTHLY INCOME	2025 RENTAL INCREASE PROJECTION		
UNIT	BD/BA	STATUS	ALARM	PARKING	PET	RENT			LEASE	MOVE-IN
4840-GE, P1	3/1	CURRENT	-	\$85.00	-	\$ 1,523.00	\$ 1,608.00	\$ 1,673.00	08/17/2024 - 08/15/2025	09/01/2011
4840-GW	2/1	CURRENT	\$37.00	-	-	\$ 1,695.00	\$ 1,732.00	\$ 1,742.00	09/09/2024 - 08/20/2025	09/09/2024
4840-1E	2/1	CURRENT	-	-	-	\$ 1,625.00	\$ 1,625.00	COMPLETED	06/20/2025 - 06/19/2026	04/01/2009
4840-1W	0/1	CURRENT	-	-	-	\$ 1,275.00	\$ 1,275.00	\$ 1,305.00	06/25/2024 - 06/24/2025	07/01/2023
4840-2E, P19	2/1	CURRENT	\$37.00	\$85.00	-	\$ 2,005.00	\$ 2,127.00	COMPLETED	05/15/2025 - 05/14/2026	05/15/2024
4840-2W	0/1	CURRENT	-	-	\$25.00	\$ 1,270.00	\$ 1,295.00	\$ 1,320.00	06/21/2024 - 06/12/2025	06/21/2022
4840 3W, P13	0/1	CURRENT	-	\$85.00	-	\$ 1,280.00	\$ 1,365.00	\$ 1,395.00	07/06/2024 - 07/11/2025	07/08/2022
4840-3E, P6	2/1	CURRENT	-	\$85.00	-	\$ 1,770.00	\$ 1,855.00	COMPLETED	06/27/2024 - 06/26/2025	04/27/2020
4842-G	1/1	CURRENT	-	\$85.00	\$25.00	\$ 1,061.00	\$ 1,171.00	COMPLETED	06/06/2025 - 06/05/2026	03/12/2010
4842- 1W, P7	2/1	CURRENT	-	\$65.00	-	\$ 1,663.00	\$ 1,728.00	\$ 1,728.00	09/01/2024 - 08/27/2025	01/05/2018
4842-1E	2/1	CURRENT	-	-	-	\$ 1,870.00	\$ 1,870.00	\$ 1,890.00	08/21/2024 - 08/13/2025	09/01/2023
4842-2E, P14	2/1	CURRENT	-	-	-	\$ 1,745.00	\$ 1,745.00	\$ 1,745.00	10/01/2024 - 09/30/2025	09/02/2019
4842-2W	2/1	CURRENT	-	-	-	\$ 1,663.00	\$ 1,663.00	\$ 1,663.00	09/01/2024 - 08/31/2025	01/01/2008
4842 3W, P16	2/1	CURRENT	\$37.00	\$85.00	\$25.00	\$ 1,685.00	\$ 1,832.00	\$ 1,897.00	07/22/2023 - 07/21/2025	07/22/2022
4842-3E	2/1	CURRENT	-	-	-	\$ 1,663.00	\$ 1,663.00	COMPLETED	06/04/2025 - 06/03/2026	01/01/2008
4844-G	1/1	CURRENT	-	-	-	\$ 1,311.00	\$ 1,311.00	\$ 1,311.00	09/01/2024 - 08/28/2025	01/01/2008
4844-1	2/1	CURRENT	-	-	-	\$ 1,500.00	\$ 1,500.00	\$ 1,530.00	08/22/2024 - 08/21/2025	01/01/2008
4844-2	2/1	CURRENT	\$37.00	-	-	\$ 1,965.00	\$ 2,002.00	\$ 2,022.00	10/01/2024 - 09/18/2025	10/01/2024
4844-3	2/1	CURRENT	-	-	\$25.00	\$ 1,925.00	\$ 1,950.00	COMPLETED	05/24/2025 - 05/22/2026	04/01/2024
4846-G, P2	1/1	RENTED	-	\$85.00	\$25.00	\$ 1,415.00	\$ 1,525.00	\$ 1,555.00	01/25/2024 - 05/23/2025	01/25/2024
4846-1, P17	2/1	CURRENT	\$37.00	\$85.00	-	\$ 1,895.00	\$ 2,017.00	\$ 2,032.00	10/24/2024 - 09/18/2025	10/24/2024
4846-2	2/1	CURRENT	-	-	-	\$ 1,720.00	\$ 1,720.00	\$ 1,750.00	09/12/2024 - 09/11/2025	09/09/2022
4846-3, P5	2/1	CURRENT	-	\$85.00	-	\$ 1,895.00	\$ 1,980.00	\$ 2,045.00	12/15/2023 - 06/17/2025	12/15/2023
9 PARKING SPACES	AVAILABLE	-	-	\$85.00	-	-	\$ 765.00	-	-	-
23 UNITS,			\$185	\$915	\$125	\$37,419	\$39,324	\$39,759		
20 PARKING SPACES										

Karen Biazar

Staci Slattery
Designated Managing Broker

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