

## PRO FORMA

5/1/25 - 4/30/26

### INCOME

Rent Income .....	\$182,407.00
Lease Processing Fee Income .....	\$1,019.24
Lease Application Fee Income .....	\$350.00
Vacancy & Loss (5%) .....	\$9,120.35
<b>NET INCOME .....</b>	<b>\$174,305.89</b>

### EXPENSES\*

Insurance .....	\$13,244.56
Real Estate Taxes .....	\$11,654.30 **
Alarm .....	\$972.00 ***
Repairs & Maintenance .....	\$7,104.60
Cleaning & Janitorial .....	\$2,020.00
Landscaping & Groundskeeping .....	\$1,733.50
Water .....	\$3,920.30
Electric .....	\$514.99
Garbage .....	\$1,526.52
Snow Removal .....	\$2,470.00 ***
Lease Application Fees .....	\$75.00
Property Management Fee (3%) .....	\$5,229.18
<b>TOTAL EXPENSES .....</b>	<b>\$50,464.95</b>
<b>NET OPERATING INCOME .....</b>	<b>\$123,840.94</b>

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

\*\* The 2024 As. Valuation increased between 106% and 845% from the 2023 As. Valuation.  
We are vigorously fighting this. We have doubled the RE Taxes on this Pro Forma.

\*\*\* 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	4bd/2.5ba	Current	\$37.00	\$95.00	-	\$2,535.00	\$2,667.00	\$2,742.00	6/5/2025 - 6/4/2026	3/1/2018
1S	4bd/2.5ba	Current	\$37.00	\$190.00	-	\$2,675.00	\$2,902.00	\$2,977.00	7/24/2024 - 7/23/2025	12/1/2020
2N	2bd/2ba	Current	-	-	-	\$2,255.00	\$2,255.00	\$2,255.00	8/30/2024 - 8/21/2026	8/30/2024
2S	2bd/2ba	Current	-	-	-	\$2,150.00	\$2,150.00	\$2,150.00	3/21/2024 - 4/20/2026	3/21/2022
3N	2bd/2ba	Current	-	\$95.00	-	\$2,380.00	\$2,475.00	\$2,490.00	9/2/2024 - 7/31/2025	9/2/2024
3S	2bd/2ba	Current	\$37.00	\$95.00	\$25.00	\$2,255.00	\$2,412.00	\$2,432.00	9/6/2024 - 9/5/2025	9/6/2024
P5	Parking Spot	Projection	-	\$95.00	-	-	\$95.00	\$95.00	-	-
P6	Parking Spot	Projection	-	\$95.00	-	-	\$95.00	\$95.00	-	-
<b>6 UNITS .....</b>			<b>\$111.00</b>	<b>\$665.00</b>	<b>\$25.00</b>	<b>\$14,250.00</b>	<b>\$15,051.00</b>	<b>\$15,236.00</b>		