

PRO FORMA

5/1/25 - 4/30/26

INCOME

Rent Income	\$179,528.00
Lease Processing Fee Income	\$1,019.24
Lease Application Fee Income.....	\$350.00
Vacancy & Loss (5%)	\$8,976.40
NET INCOME	\$171,920.84

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 ***
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%).....	\$5,175.63
TOTAL EXPENSES	\$ 46,153.33
NET OPERATING INCOME	\$125,767.51

* 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	RENT	TOTAL MONTHLY INCOME	2025 RENTAL INCREASE PROJECTION	LEASE	MOVE-IN
1N	4/3	\$37	\$95	-	\$2,815	\$ 2,947	\$2,982	07/25/2024 - 07/24/2025	08/01/2023
1S	4/3	\$37	-	-	\$2,735	\$ 2,772	\$2,867	08/05/2024 - 08/04/2025	08/14/2020
2N	3/2	-	\$95	-	\$2,160	\$ 2,255	\$2,340	07/25/2024 - 07/24/2025	08/07/2023
2S	3/2	-	\$95	\$25	\$2,230	\$ 2,350	\$2,390	09/20/2024 - 09/19/2025	09/06/2023
3N	3/2	-	-	-	\$2,245	\$ 2,245	\$2,245	05/01/2025 - 05/20/2026	05/01/2025
3S	3/2	-	\$95	-	\$2,080	\$ 2,175	\$ 2,210	05/20/2025 - 05/19/2026	11/15/2021
6 UNITS.....		\$74	\$380	\$25	\$14,265	\$14,744	\$15,034		