

PRO FORMA

5/1/25 - 4/30/26

INCOME

Rent Income	\$799,115.00
Lease Processing Fee Income	\$4,804.03
Application Fee Income.....	\$1,470.00
Vacancy & Loss (5%)	\$39,955.75
NET INCOME	\$765,433.28

EXPENSES*

Insurance	\$14,230.00
Real Estate Taxes	\$47,670.82 **
Electric	\$2,047.54
Water & Sewer	\$11,990.52
Scavenger.....	\$7,201.80
Alarm.....	\$3,564.00 ***
Repairs & Maintenance	\$32,396.31
Landscaping & Groundskeeping	\$2,310.00
Cleaning & Janitorial	\$13,740.00
Snow Removal	\$4,490.00 ***
Application Fees	\$315.00
Property Management Fee (3%).....	\$22,963.00
TOTAL EXPENSES	\$162,918.99
NET OPERATING INCOME	\$602,514.29

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

** The 2024 As Val increased by 35.61% as 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
218 #1	3/2.5	\$ 37	\$ 95	-	\$2,615	\$ 2,747	\$ 2,645	04/10/2024 - 04/14/2025	03/10/2023
218 #3	1+Den	-	\$ 95	-	\$1,720	\$ 1,815	\$ 1,930	09/21/2024 - 09/22/2025	01/20/2022
218 #4	1+Den	-	\$ 95	-	\$1,750	\$ 1,845	\$ 1,930	07/24/2024 - 07/23/2025	09/01/2022
220 #1	3/2.5	\$ 37	\$ 95	-	\$2,660	\$ 2,792	\$ 2,847	07/23/2024 - 07/18/2025	11/08/2022
220 #3	1+Den	-	-	-	\$1,857	\$ 1,857	\$ 1,897	09/21/2024 - 09/22/2025	09/23/2024
220 #4	1+Den	-	\$ 95	-	\$1,855	\$ 1,950	\$ 1,975	09/23/2024 - 08/22/2025	09/01/2023
222 #1	3/2.50	\$ 37	\$ 95	\$ 25	\$2,695	\$ 2,852	\$ 2,852	11/20/2024 - 04/20/2026	11/20/2024
222 #3	1+Den	\$ 37	-	-	\$1,780	\$ 1,817	\$ 1,882	06/14/2024 - 06/13/2025	06/15/2023
222 #4	1+Den	-	-	-	\$1,645	\$ 1,645	\$ 1,810	09/14/2024 - 09/15/2025	12/01/2016
224 #1	3/2.5	-	\$ 95	-	\$2,640	\$ 2,735	\$ 2,790	07/19/2024 - 07/16/2025	07/21/2023
224 #3	1+Den	-	\$ 95	-	\$1,855	\$ 1,950	\$ 1,975	09/27/2024 - 09/24/2025	09/27/2024
224 #4	1+Den	-	\$ 95	-	\$1,775	\$ 1,870	\$ 1,870	05/01/2025 - 04/24/2026	03/30/2017
4348 #1	2bd/2	-	-	-	\$1,985	\$ 1,985	\$ 2,030	05/13/2025 - 05/12/2026	05/13/2022
4348 #2	2bd/2	-	-	-	\$2,050	\$ 2,050	\$ 2,105	05/14/2025 - 05/13/2026	05/13/2022
4348 #3	2bd/2	-	\$ 95	-	\$2,085	\$ 2,180	\$ 2,225	05/17/2025 - 05/18/2026	05/19/2023
4348 #4	2bd/2	-	\$ 95	-	\$2,095	\$ 2,190	\$ 2,235	05/21/2025 - 05/20/2026	12/01/2023
4350 #1	2bd/2	-	\$ 95	-	\$2,035	\$ 2,130	\$ 2,150	08/02/2024 - 07/31/2025	08/02/2024
4350 #2	2bd/2	\$ 37	\$ 95	-	\$2,110	\$ 2,242	\$ 2,297	09/25/2024 - 09/24/2025	11/10/2023
4350 #3	2bd/2	\$ 37	-	-	\$2,130	\$ 2,167	\$ 2,232	07/16/2024 - 07/14/2025	08/01/2022
4350 #4	2bd/2	\$ 37	\$ 95	-	\$ 1,963	\$ 2,095	\$ 2,150	06/27/2024 - 06/26/2025	10/25/2020

RENT ROLL

UNIT	BD/BA	ALARM	PARKING	PET	RENT	TOTAL MONTHLY INCOME	2025 RENTAL INCREASE PROJECTION	LEASE	MOVE-IN
4354 #2	1+Den	\$37	-	-	\$1,855	\$1,892	\$ 1,922	08/21/2024 - 08/20/2025	08/21/2024
4354 #3	1+Den	-	-	-	\$1,835	\$ 1,835	\$ 1,870	04/01/2024 - 05/21/2025	04/01/2024
4354 #4	1+Den	-	-	-	\$ 1,855	\$ 1,855	\$ 1,880	05/31/2024 - 05/21/2025	05/31/2024
4356 #1	4bd/2	\$37	\$ 95	-	\$ 2,435	\$ 2,567	\$ 2,652	05/01/2024 - 06/19/2025	05/01/2024
4356 #2	1+Den	\$37	-	-	\$ 1,800	\$ 1,837	\$ 1,892	09/13/2024 - 09/12/2025	09/13/2023
4356 #3	1+Den	\$37	\$95	-	\$ 1,790	\$ 1,922	\$ 1,922	04/29/2025 - 04/23/2026	03/08/2017
4356 #4	1+Den	-	-	-	\$ 1,800	\$ 1,800	\$ 1,845	07/26/2024 - 08/18/2025	08/01/2023
4358 #1	2bd/2	-	\$95	\$25	\$ 1,865	\$ 1,985	\$ 2,020	06/29/2024 - 06/23/2025	07/03/2021
4358 #2	2bd/2	-	-	-	\$ 2,275	\$ 2,275	\$ 2,305	04/12/2024 - 04/11/2025	01/12/2023
4358 #3	2bd/2	-	\$95	-	\$ 2,210	\$ 2,305	\$ 2,370	07/06/2024 - 07/10/2025	07/09/2022
4358 #4	2bd/2	-	\$95	-	\$ 2,325	\$ 2,420	\$ 2,450	08/06/2024 - 08/12/2025	10/13/2022
31 Units.....		\$407	\$1,805	\$50	\$63,375	\$65,637	\$66,955		