

## PRO FORMA

5/1/25 - 4/30/26

### INCOME

|                             |                     |
|-----------------------------|---------------------|
| Rent Income .....           | \$308,749.00        |
| Lease Processing Fees ..... | \$2,038.20          |
| Lease Application Fees..... | \$630.00            |
| Vacancy & Loss (5%) .....   | \$15,437.45         |
| <b>NET INCOME .....</b>     | <b>\$295,979.75</b> |

### EXPENSES\*

|                                    |                     |
|------------------------------------|---------------------|
| Insurance .....                    | \$ 9,535.00         |
| Real Estate Taxes .....            | \$11,456.11 **      |
| Electric .....                     | \$1,487.96          |
| Water & Sewer .....                | \$6,192.42          |
| Scavenger.....                     | \$2,345.52          |
| Alarm.....                         | \$1,620.00 ***      |
| Telephone.....                     | \$1,705.68          |
| Elevator.....                      | \$5,511.60          |
| Repairs & Maintenance.....         | \$17,770.48         |
| Landscaping & Groundskeeping.....  | \$2,250.00          |
| Snow Removal .....                 | \$2,840.00 ***      |
| Cleaning & Janitorial .....        | \$2,825.00          |
| Lease Application Fees.....        | \$135.00            |
| Property Management Fee (3%) ..... | \$8,879.39          |
| <b>TOTAL EXPENSES .....</b>        | <b>\$74,554.16</b>  |
| <b>NET OPERATING INCOME .....</b>  | <b>\$221,425.59</b> |

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

\*\* The 2024 As Val increased by 38.77% from the 2023 As Val. Actual taxes paid in 2024 for 2023.

\*\*\* 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              | 3/2.50 | Current | \$ 37        | \$ 95        | -           | \$ 1,825        | \$ 1,957             | \$ 2,042                        | 06/14/2024 - 06/11/2025 | 05/11/2015 |
| 1S              | 3/2.50 | Current | -            | \$ 95        | -           | \$ 2,240        | \$ 2,335             | \$ 2,370                        | 09/24/2024 - 09/23/2025 | 10/02/2023 |
| 2N              | 3/2.50 | Current | -            | -            | -           | \$ 2,335        | \$ 2,335             | \$ 2,475                        | 09/17/2024 - 09/16/2025 | 09/27/2019 |
| 2S              | 3/2.50 | Current | -            | \$ 95        | \$ 25       | \$ 2,540        | \$ 2,660             | \$ 2,695                        | 08/16/2024 - 08/11/2025 | 08/10/2023 |
| 3N              | 3/2.50 | Current | -            | \$ 95        | -           | \$ 2,495        | \$ 2,590             | \$ 2,590                        | 03/27/2025 - 04/21/2026 | 03/27/2025 |
| 3S              | 3/2.50 | Current | -            | \$ 95        | -           | \$ 2,465        | \$ 2,560             | \$ 2,800                        | 08/17/2024 - 08/14/2025 | 10/01/2019 |
| 4N              | 3/2.50 | Current | \$ 37        | \$ 95        | -           | \$ 2,309        | \$ 2,441             | \$ 2,486                        | 05/18/2024 - 05/16/2025 | 07/26/2017 |
| 4S              | 3/2.50 | Current | \$ 37        | \$ 95        | -           | \$ 2,575        | \$ 2,707             | \$ 2,752                        | 05/23/2025 - 05/22/2026 | 11/17/2023 |
| 5N              | 3/2.50 | Current | -            | \$ 95        | -           | \$ 2,635        | \$ 2,730             | \$ 2,730                        | 10/18/2024 - 04/17/2026 | 10/04/2023 |
| 5S              | 3/2.50 | Current | \$ 37        | \$ 95        | -           | \$ 2,785        | \$ 2,917             | \$ 2,942                        | 09/25/2024 - 09/19/2025 | 09/25/2024 |
| <b>10 UNITS</b> |        |         | <b>\$148</b> | <b>\$950</b> | <b>\$25</b> | <b>\$24,204</b> | <b>\$25,327</b>      | <b>\$25,882</b>                 |                         |            |