PRO FORMA

8/1/25 - 7/31/26

INCOME

Rent Income	$831,045.00
Lease Processing Fee Income	$4,804.03
Application Fee Income	$1,470.00
Vacancy & Loss (5%)	$41,552.25
NET INCOME	**$795,766.78**

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 ***
Zentro Internet	$11,532.00
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%)	$23,873.00
TOTAL EXPENSES	**$175,360.99**
NET OPERATING INCOME	**$620,405.79**

* 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.

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RENT ROLL

UNIT	BD/BA	ALARM	PARKING	PET	ZENTRO INTERNET	RENT	TOTAL MONTHLY INCOME	2025 RENTAL INCREASE PROJECTION	LEASE	MOVE-IN
218 #1	3/2.5	$ 37	$ 95	-	$75	$2,615	$ 2,822	$ 2,645	04/10/2024 - 04/14/2025	03/10/2023
218 #3	1+Den	-	$ 95	-	$75	$1,720	$ 1,890	$ 2,005	09/21/2024 - 09/22/2025	01/20/2022
218 #4	1+Den	-	$ 95	-	$75	$1,750	$ 1,920	$ 2,005	07/24/2024 - 07/23/2025	09/01/2022
220 #1	3/2.5	$ 37	$ 95	-	$75	$2,660	$ 2,867	$ 2,922	07/23/2024 - 07/18/2025	11/08/2022
220 #3	1+Den	-	-	-	$75	$1,857	$ 1,932	$ 1,972	09/21/2024 - 09/22/2025	09/01/2023
220 #4	1+Den	-	$ 95	-	$75	$1,855	$ 2,025	$ 2,050	09/23/2024 - 08/22/2025	09/23/2024
222 #1	3/2.50	$ 37	$ 95	$ 25	$75	$2,695	$ 2,927	Completed	11/20/2024 - 04/20/2026	11/20/2024
222 #3	1+Den	$ 37	-	-	$75	$1,780	$ 1,892	$ 1,957	06/14/2024 - 06/13/2025	06/15/2023
222 #4	1+Den	-	-	-	$75	$1,645	$ 1,720	$ 1,885	09/14/2024 - 09/15/2025	12/01/2016
224 #1	3/2.5	-	$ 95	-	$75	$2,640	$ 2,810	$ 2,865	07/19/2024 - 07/16/2025	07/21/2023
224 #3	1+Den	-	$ 95	-	$75	$1,855	$ 2,025	$ 2,050	09/27/2024 - 09/24/2025	09/27/2024
224 #4	1+Den	-	$ 95	-	$75	$1,775	$1,945	Completed	05/01/2025 - 04/30/2026	03/30/2017
4348 #1	2bd/2	-	-	-	$75	$2,030	$ 2,105	Completed	05/13/2025 - 05/12/2026	05/13/2022
4348 #2	2bd/2	-	-	-	$75	$2,105	$ 2,180	Completed	05/14/2025 - 05/13/2026	05/13/2022
4348 #3	2bd/2	-	$ 95	-	$75	$2,225	$ 2,395	Completed	05/17/2025 - 05/18/2026	05/19/2023
4348 #4	2bd/2	-	$ 95	-	$75	$2,140	$ 2,310	Completed	05/21/2025 - 05/20/2026	12/01/2023
4350 #1	2bd/2	-	$ 95	-	$75	$2,035	$ 2,205	$ 2,235	08/02/2024 - 07/31/2025	08/02/2024
4350 #2	2bd/2	$ 37	$ 95	-	$75	$2,110	$ 2,317	$ 2,372	09/25/2024 - 09/24/2025	11/10/2023
4350 #3	2bd/2	$ 37	-	-	$75	$2,130	$ 2,242	$ 2,307	07/14/2025 - 08/14/2025	08/01/2022
4350 #4	2bd/2	$ 37	$ 95	-	$75	$2,018	$ 2,225	Completed	06/27/2025 - 06/22/2026	10/25/2020

RENT ROLL

UNIT	BD/BA	ALARM	PARKING	PET	ZENTRO INTERNET	RENT	TOTAL MONTHLY INCOME	2025 RENTAL INCREASE PROJECTION	LEASE	MOVE-IN
4354 #2	1+Den	$37	-	-	$75	$1,855	$ 1,967	$ 1,997	08/21/2024 - 08/20/2025	08/21/2024
4354 #3	1+Den	-	-	-	$75	$1,835	$ 1,910	$ 1,960	04/01/2024 - 05/21/2025	04/01/2024
4354 #4	1+Den	-	-	-	$75	$ 1,855	$ 1,930	$ 1,970	05/31/2024 - 05/21/2025	05/31/2024
4356 #1	4bd/2	$37	$ 95	-	$75	$ 2,435	$ 2,642	$ 2,727	06/20/2025 - 06/17/2025	05/01/2024
4356 #2	1+Den	$37	-	-	$75	$ 1,800	$ 1,912	$ 1,967	09/13/2024 - 09/12/2025	09/13/2023
4356 #3	1+Den	$37	$95	-	$75	$ 1,790	$ 1,997	Completed	04/29/2025 - 04/23/2026	03/08/2017
4356 #4	1+Den	-	-	-	$75	$ 1,800	$ 1,875	$ 1,920	07/26/2024 - 08/18/2025	08/01/2023
4358 #1	2bd/2	-	$95	$25	$75	$ 1,865	$ 2,060	$ 2,095	06/24/2025 - 06/23/2026	07/03/2021
4358 #2	2bd/2	-	-	-	$75	$ 2,305	$ 2,380	Completed	04/12/2025 - 04/14/2026	01/12/2023
4358 #3	2bd/2	-	$95	-	$75	$ 2,210	$ 2,380	$ 2,445	07/06/2024 - 07/10/2025	07/09/2022
4358 #4	2bd/2	-	$95	-	$75	$ 2,325	$ 2,495	$ 2,525	08/06/2024 - 08/12/2025	10/13/2022

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