

PRO FORMA

8/1/25 - 7/31/26

INCOME

Rent Income	\$182,692.00
Lease Processing Fee Income	\$1,019.24
Lease Application Fee Income	\$350.00
Vacancy & Loss (5%)	\$9,134.60

NET INCOME **\$174,576.64****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%)	\$5,237.30

TOTAL EXPENSES **\$50,473.07****NET OPERATING INCOME** **\$124,103.57**

* 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	-	\$2,610.00	\$2,742.00	Completed	6/5/2024 - 6/4/2025	3/1/2018
1S	4bd/2.5ba	Current	\$37.00	\$190.00	-	\$2,740.00	\$2,967.00	\$2,967.00	7/24/2025 - 7/18/2026	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	Completed	4/17/2025 - 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	-	-
6 UNITS			\$111.00	\$665.00	\$25.00	\$14,390.00	\$15,191.00			