

PRO FORMA

8/1/25 - 7/31/26

INCOME

Rent Income	\$834,695.00
Lease Processing Fee Income	\$4,804.03
Application Fee Income.....	\$1,470.00
Vacancy & Loss (5%)	\$41,734.75

NET INCOME \$799,234.28

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 ***
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%).....	\$23,977.03

TOTAL EXPENSES \$175,465.02**NET OPERATING INCOME \$623,769.26**

* 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	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	05/01/2025 - 05/14/2026	05/01/2025
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	\$1,835	\$ 2,005	\$ 2,005	07/24/2025 - 07/23/2026	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	\$1,880	\$ 2,050	\$ 2,050	07/23/2025 - 07/22/2026	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	\$1,875	\$ 1,987	\$ 1,987	07/10/2025 - 07/14/2026	07/10/2025
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	\$2,710	\$ 2,880	\$ 2,880	07/17/2025 - 07/16/2026	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	-	-	\$25	\$75	\$1,895	\$ 1,995	\$ 1,995	06/13/2025 - 06/12/2026	06/13/2025
4354 #4	1+Den	-	-	-	\$75	\$ 1,905	\$ 1,980	\$ 1,980	06/03/2025 - 06/16/2026	06/03/2025
4356 #1	4bd/2	\$37	\$ 95	-	\$75	\$ 2,435	\$ 2,642	\$ 2,727	06/20/2025 - 06/17/2026	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