

## PRO FORMA

8/1/25 - 7/31/26

## INCOME

|                              |                     |
|------------------------------|---------------------|
| Rent Income .....            | \$475,298.00        |
| Lease Processing Fees .....  | \$3,589.20          |
| Lease Application Fees ..... | \$1,120.00          |
| Vacancy & Loss (5%) .....    | \$23,764.90         |
| <b>NET INCOME .....</b>      | <b>\$455,122.30</b> |

## EXPENSES\*

|                                    |                     |
|------------------------------------|---------------------|
| Insurance .....                    | \$21,606.12         |
| Real Estate Taxes .....            | \$27,207.94 **      |
| Electricity .....                  | \$3,948.30          |
| Gas .....                          | \$15,368.28         |
| Water & Sewer .....                | \$10,286.42         |
| Scavenger .....                    | \$4,316.50          |
| Repairs & Maintenance .....        | \$20,697.16         |
| Cleaning & Janitorial .....        | \$10,410.00         |
| Landscaping & Groundskeeping ..... | \$3,500.00          |
| Alarm .....                        | \$2,319.23          |
| Snow Removal .....                 | \$5,050.00 ***      |
| Application Fee Expense .....      | \$160.00            |
| Property Management Fee (3%) ..... | \$13,653.67         |
| <b>TOTAL EXPENSES .....</b>        | <b>\$138,523.62</b> |
| <b>NET OPERATING INCOME .....</b>  | <b>\$316,598.68</b> |

\* Expenses are based on T12 actuals (12/1/23-11/30/24)

\*\* The 2024 As Val increased by 55.95% vs. 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<br>MONTHLY<br>INCOME | 2025 RENTAL<br>INCREASE<br>PROJECTION | LEASE                   | MOVE-IN    |
|------------------|-------|-----------|---------|---------|---------|-------------|----------------------------|---------------------------------------|-------------------------|------------|
| 4840-GE, P1      | 3/1   | CURRENT   | -       | \$85.00 | -       | \$ 1,603.00 | \$ 1,688.00                | \$ 1,688.00                           | 08/16/2025 - 08/12/2026 | 09/01/2011 |
| 4840-GW          | 2/1   | CURRENT   | \$37.00 | -       | -       | \$ 1,695.00 | \$ 1,732.00                | \$ 1,742.00                           | 09/09/2024 - 08/20/2025 | 09/09/2024 |
| 4840-1E          | 2/1   | CURRENT   | -       | -       | -       | \$ 1,625.00 | \$ 1,625.00                | COMPLETED                             | 06/20/2025 - 06/19/2026 | 04/01/2009 |
| 4840-1W          | 0/1   | CURRENT   | -       | -       | -       | \$ 1,325.00 | \$ 1,325.00                | \$ 1,325.00                           | 07/01/2025 - 06/22/2026 | 07/01/2025 |
| 4840-2E, P19     | 2/1   | CURRENT   | \$37.00 | \$85.00 | -       | \$ 2,005.00 | \$ 2,127.00                | COMPLETED                             | 05/15/2025 - 05/14/2026 | 05/15/2024 |
| 4840-2W          | 0/1   | CURRENT   | -       | -       | \$25.00 | \$ 1,305.00 | \$ 1,330.00                | \$ 1,330.00                           | 06/13/2025 - 06/12/2026 | 06/21/2022 |
| 4840 3W          | 0/1   | CURRENT   | -       | -       | -       | \$ 1,310.00 | \$ 1,310.00                | \$ 1,310.00                           | 07/12/2025 - 07/13/2026 | 07/08/2022 |
| 4840-3E, P6      | 2/1   | CURRENT   | -       | \$85.00 | -       | \$ 1,770.00 | \$ 1,855.00                | COMPLETED                             | 06/27/2024 - 06/26/2025 | 04/27/2020 |
| 4842-G           | 1/1   | CURRENT   | -       | \$85.00 | \$25.00 | \$ 1,061.00 | \$ 1,171.00                | COMPLETED                             | 06/06/2025 - 06/05/2026 | 03/12/2010 |
| 4842- 1W, P7     | 2/1   | CURRENT   | -       | \$65.00 | -       | \$ 1,663.00 | \$ 1,728.00                | \$ 1,728.00                           | 09/01/2024 - 08/27/2025 | 01/05/2018 |
| 4842-1E          | 2/1   | CURRENT   | -       | -       | -       | \$ 1,870.00 | \$ 1,870.00                | \$ 1,890.00                           | 08/21/2024 - 08/13/2025 | 09/01/2023 |
| 4842-2E, P14     | 2/1   | CURRENT   | -       | -       | -       | \$ 1,745.00 | \$ 1,745.00                | \$ 1,745.00                           | 10/01/2024 - 09/30/2025 | 09/02/2019 |
| 4842-2W          | 2/1   | CURRENT   | -       | -       | -       | \$ 1,663.00 | \$ 1,663.00                | \$ 1,663.00                           | 08/30/2025 - 08/12/2026 | 01/01/2008 |
| 4842 3W, P16     | 2/1   | CURRENT   | \$37.00 | \$85.00 | \$25.00 | \$ 1,750.00 | \$ 1,897.00                | \$ 1,897.00                           | 07/22/2025 - 07/21/2026 | 07/22/2022 |
| 4842-3E          | 2/1   | CURRENT   | -       | -       | -       | \$ 1,663.00 | \$ 1,663.00                | COMPLETED                             | 06/04/2025 - 06/03/2026 | 01/01/2008 |
| 4844-G           | 1/1   | CURRENT   | -       | -       | -       | \$ 1,311.00 | \$ 1,311.00                | \$ 1,311.00                           | 09/01/2024 - 08/28/2025 | 01/01/2008 |
| 4844-1           | 2/1   | CURRENT   | -       | -       | -       | \$ 1,500.00 | \$ 1,500.00                | \$ 1,530.00                           | 08/22/2024 - 08/21/2025 | 01/01/2008 |
| 4844-2           | 2/1   | CURRENT   | \$37.00 | -       | -       | \$ 1,965.00 | \$ 2,002.00                | \$ 2,022.00                           | 10/01/2024 - 09/18/2025 | 10/01/2024 |
| 4844-3           | 2/1   | CURRENT   | -       | -       | \$25.00 | \$ 1,925.00 | \$ 1,950.00                | COMPLETED                             | 05/24/2025 - 05/22/2026 | 04/01/2024 |
| 4846-G           | 1/1   | RENTED    | -       | -       | \$25.00 | \$ 1,435.00 | \$ 1,460.00                | \$ 1,460.00                           | 05/30/2025 - 05/18/2026 | 05/30/2025 |
| 4846-1, P17      | 2/1   | CURRENT   | \$37.00 | \$85.0  | -       | \$ 1,895.00 | \$ 2,017.00                | \$ 2,032.00                           | 10/24/2024 - 09/18/2025 | 10/24/2024 |
| 4846-2           | 2/1   | CURRENT   | -       | 0 -     | -       | \$ 1,720.00 | \$ 1,720.00                | \$ 1,750.00                           | 09/12/2024 - 09/11/2025 | 09/09/2022 |
| 4846-3, P5       | 2/1   | CURRENT   | -       | \$85.00 | -       | \$ 1,895.00 | \$ 1,980.00                | \$ 2,045.00                           | 12/15/2023 - 06/17/2025 | 12/15/2023 |
| 9 PARKING SPACES |       | AVAILABLE | -       | \$85.00 | -       | -           | \$ 765.00                  | -                                     | -                       | -          |