

PRO FORMA

8/1/25 - 7/31/26

INCOME

Rent Income	\$318,793.00
Lease Processing Fees	\$2,038.20
Lease Application Fees	\$630.00
Vacancy & Loss (5%)	\$15,939.65

NET INCOME \$305,521.55**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
Zentro Internet	\$ 3,720.00
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%)	\$9,165.65

TOTAL EXPENSES \$78,560.42**NET OPERATING INCOME \$226,961.13**

* 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	ZENTRO INTERNET	RENT	TOTAL MONTHLY INCOME	2025 RENTAL INCREASE PROJECTION	LEASE	MOVE-IN
1N	3/2.50	CURRENT	\$37	\$95	-	\$75	\$1,825	\$2,032	\$2,117	06/14/2025 - 06/16/2026	05/11/2015
1S	3/2.50	CURRENT	-	\$95	-	\$75	\$2,240	\$2,410	\$2,370	09/24/2024 - 09/23/2025	10/02/2023
2N	3/2.50	CURRENT	-	\$95	-	\$75	\$2,335	\$2,505	\$2,550	09/17/2024 - 09/16/2025	09/27/2019
2S	3/2.50	CURRENT	-	\$95	\$ 25	\$75	\$2,540	\$2,735	\$2,770	08/16/2024 - 08/11/2025	08/10/2023
3N	3/2.50	CURRENT	\$37	\$95	-	\$75	\$2,495	\$2,665	\$2,665	03/27/2025 - 04/21/2026	03/27/2025
3S	3/2.50	CURRENT	-	\$95	-	\$75	\$2,465	\$2,635	\$2,875	08/17/2024 - 08/14/2025	10/01/2019
4N	3/2.50	CURRENT	\$37	\$95	-	\$75	\$2,354	\$2,561	COMPLETED	05/17/2025 - 05/19/2026	07/26/2017
4S	3/2.50	CURRENT	\$37	\$95	-	\$75	\$ 2,620	\$2,827	COMPLETED	05/23/2023 - 05/22/2026	11/17/2023
5N	3/2.50	CURRENT	-	\$95	-	\$75	\$2,635	\$2,805	\$2,805	10/18/2024 - 04/17/2026	10/04/2023
5S	3/2.50	CURRENT	\$37	\$95	-	\$75	\$2,785	\$2,992	\$3,017	09/25/2024 - 09/19/2025	09/25/2024