

**PRO FORMA**

1/01/26 - 12/31/26

**INCOME**

Rent Income .....	\$180,168.00
Lease Processing Fee Income .....	\$1,019.24
Lease Application Fee Income .....	\$350.00
Vacancy & Loss (5%) .....	\$9,008.40
<b>NET INCOME .....</b>	<b>\$172,178.84</b>

**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%) .....	\$5,165.37
<b>TOTAL EXPENSES .....</b>	<b>\$50,401.14</b>
<b>NET OPERATING INCOME .....</b>	<b>\$121,777.70</b>

\* Expenses are based on T12 actuals (8/01/2024-7/31/2025).

\*\* 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.

\*\*\* Estimated not part of T12

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	6/5/2025 - 6/4/2026	3/1/2018
1S	4bd/2.5ba	Current	\$37.00	\$190.00	-	\$2,740.00	\$2,967.00	Completed	7/24/2025 - 7/18/2026	12/1/2020
2N	2bd/2ba	Current	-	-	-	\$2,255.00	\$2,255.00	Completed	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	-	\$2,330.00	\$2,425.00	Completed	8/1/2025 - 4/26/2026	9/2/2024
3S	2bd/2ba	Current	-	-	-	\$2,285.00	\$2,285.00	Completed	8/01/2025 - 7/20/2026	7/30/2025
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			