

PRO FORMA

1/01/26 - 12/31/26

INCOME

Rent Income	\$187,044.00
Lease Processing Fee Income	\$1,019.24
Lease Application Fee Income	\$350.00
Vacancy & Loss (5%)	\$9,352.50

NET INCOME **\$179,061.04**

EXPENSES*

Insurance	\$8,895.00
Real Estate Taxes	\$16,410.93 **
Electric	\$814.41
Water & Sewer	\$3,312.10
Scavenger	\$2,096.00
Alarm	\$972.00
Zentro Internet	\$2,694.24
Repairs & Maintenance	\$5,500.00 ***
Landscaping & Groundskeeping	\$1,200.00 ***
Snow Removal	\$2,349.00
Cleaning & Janitorial	\$2,605.00
Lease Application Fees	\$75.00
Property Management Fee (3%)	\$5,371.83

TOTAL EXPENSES **\$ 52,295.51****NET OPERATING INCOME** **\$126,765.52**

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

** Projected 2024 Tax based on 92% AS VAL increase from 2023 actual

*** Estimated not part of T12

RENT ROLL

UNIT	BD/BA	ALARM	PARKING	PET	ZENTRO INTERNET	RENT	TOTAL MONTHLY INCOME	2025 RENTAL INCREASE PROJECTION	LEASE	MOVE-IN
1N	4/3	-	-	\$25	\$75	\$2,895	2,995	COMPLETED	08/01/2025 - 07/24/2026	07/08/2025
1S	4/3	\$37	-	-	\$75	\$2,735	\$2,847	COMPLETED	08/05/2025 - 08/11/2026	08/14/2020
2N	3/2	-	\$95	-	\$75	\$2,160	\$2,330	COMPLETED	08/07/2025 - 08/12/2026	08/07/2023
2S	3/2	-	\$95	\$25	\$75	\$2,230	\$2,425	COMPLETED	09/20/2025 - 09/15/2026	09/06/2023
3N	3/2	-	-	-	\$75	\$2,245	\$2,320	COMPLETED	05/01/2025 - 05/20/2026	05/01/2025
3S	3/2	-	\$95	-	\$75	\$2,115	\$2,285	COMPLETED	05/20/2025 - 05/19/2026	11/15/2021