

PRO FORMA

1/01/26 - 12/31/26

INCOME

Rent Income	\$318,752.00
Lease Processing Fees	\$2,038.20
Lease Application Fees	\$630.00
Vacancy & Loss (5%)	\$15,937.60

NET INCOME **\$305,482.60****EXPENSES***

Insurance	\$ 9,535.00
Real Estate Taxes	\$15,236.22 **
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	\$ 4,490.40
Repairs & Maintenance	\$8,000.00 ***
Landscaping & Groundskeeping	\$1,000.00 ***
Snow Removal	\$2,840.00
Cleaning & Janitorial	\$2,825.00
Lease Application Fees	\$135.00
Property Management Fee (3%)	\$9,164.48

TOTAL EXPENSES **\$72,089.28****NET OPERATING INCOME** **\$233,393.32**

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

** Projected 2024 Tax based on 33% AS VAL increase from 2023 actual

*** Estimated not part of T12

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	COMPLETED	06/14/2025 - 06/16/2026	05/11/2015
1S	3/2.50	VACANT	-	-	-	\$75			\$2,370		
2N	3/2.50	CURRENT	-	\$95	-	\$75	\$2,380	\$2,550	COMPLETED	09/17/2025 - 09/16/2026	09/27/2019
2S	3/2.50	CURRENT	-	\$95	\$ 25	\$75	\$2,540	\$2,735	COMPLETED	08/21/2025 - 08/20/2026	08/15/2025
3N	3/2.50	CURRENT	\$37	\$95	-	\$75	\$2,495	\$2,665	COMPLETED	03/27/2025 - 04/21/2026	03/27/2025
3S	3/2.50	CURRENT	-	\$95	-	\$75	\$2,695	\$2,865	COMPLETED	08/29/2025 - 08/18/2026	7/23/2025
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	COMPLETED	10/18/2024 - 04/17/2026	10/04/2023
5S	3/2.50	CURRENT	\$37	\$95	-	\$75	\$2,810	\$3,017	COMPLETED	09/20/2025 - 04/20/2026	09/25/2024