

INCOME & EXPENSE

1/01/26 - 12/31/26

INCOME

Rent Income	\$276,240.00
Lease Processing Fees	\$1,358.80
Lease Application Fees	\$490.00
Vacancy & Loss (5%)	\$13,812.00
NET INCOME	\$264,276.80

EXPENSES*

Insurance	\$ 11,174.00
Real Estate Taxes	\$23,029.60 **
Electric	\$2,029.17
Water & Sewer	\$4,231.30
Scavenger	\$2,285.96
Alarm	\$1,620.00
Telephone	\$1,199.76
Legal	\$461.33
Elevator	\$3,195.30
Zentro Internet	\$3,592.32
Repairs & Maintenance	\$7,000.00 ***
Landscaping & Groundskeeping	\$1,300.00 ***
Snow Removal	\$2,535.00
Cleaning & Janitorial	\$2,280.00
Lease Application Fees	\$105.00
Property Management Fee (3%)	\$7,928.30
TOTAL EXPENSES	\$73,967.04
NET OPERATING INCOME	\$190,309.76

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

** 2024 AS VAL went up by 35.66%. This Pro Forma shows a 30% increase in 2024 real estate taxes.

***Estimated not part of T12.

RENT ROLL

UNIT	BD/BA	ALARM	PARKING	PET	ZENTRO INTERNET	RENT	TOTAL MONTHLY INCOME	LEASE	MOVE-IN
1N	3/2.50	\$37	\$190	-	\$75	\$2,825	\$ 3,127	07/19/2025 - 07/14/2026	07/29/2024
1S	4/2.50	\$37	-	-	\$75	\$3,235	\$ 3,347	07/15/2025 - 07/14/2026	10/06/2022
2N	3/2.00	\$37	\$95	-	\$75	\$2,440	\$ 2,647	08/16/2026 - 08/13/2026	08/15/2018
2S	3/2.00	-	\$95	-	\$75	\$2,535	\$ 2,705	08/23/2025 - 08/21/2026	09/02/2024
3N	3/2.00	\$37	\$95	-	\$75	\$2,325	\$ 2,532	08/01/2024 - 07/31/2026	07/01/2015
3S	3/2.00	-	\$95	\$25	\$75	\$2,580	\$ 2,775	07/29/2025- 07/29/2026	08/12/2024
4N	3/2.00	\$37	\$95	\$25	\$75	\$2,615	\$ 2,847	07/21/2025 - 07/20/2026	06/16/2025
4S	3/2.00	-	\$220	\$50	\$75	\$2,625	\$ 2,970	07/16/2025 - 07/13/2026	08/01/2024