

INCOME & EXPENSE

1/01/26 - 12/31/26

INCOME

Rent Income	\$836,544.00
Lease Processing Fee Income	\$4,804.03
Application Fee Income.....	\$1,470.00
Vacancy & Loss (5%)	\$41,827.20

NET INCOME \$800,990.83**EXPENSES***

Insurance	\$14,230.00
Real Estate Taxes	\$61,972.06 **
Electric	\$2,047.54
Water & Sewer	\$11,990.52
Scavenger	\$7,201.80
Alarm.....	\$3,564.00
Zentro Internet.....	\$13,920.24
Repairs & Maintenance	\$15,000.00 ***
Landscaping & Groundskeeping	\$1,200.00 ***
Cleaning & Janitorial	\$13,740.00
Snow Removal	\$4,490.00
Application Fees	\$315.00
Property Management Fee (3%).....	\$24,029.72

TOTAL EXPENSES \$173,700.88**NET OPERATING INCOME \$627,289.95**

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

** 2024 AS VAL went up by 35.61%. 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
218 #1	3/2.5	\$ 37	\$ 95	-	\$75	\$2,648	\$ 2,855	05/01/2025 - 05/14/2026	05/01/2025
218 #3	1+Den	-	-	-	\$75	\$1,955	\$ 2,030	09/30/2025 - 09/21/2026	01/20/2022
218 #4	1+Den	-	\$ 95	-	\$75	\$1,835	\$ 2,005	07/24/2025 - 07/23/2026	09/01/2022
220 #1	3/2.5	\$ 37	\$ 95	-	\$75	\$2,745	\$ 2,952	09/03/2025 - 08/17/2026	08/11/2025
220 #3	1+Den	-	-	-	\$75	\$1,860	\$ 1,972	09/23/2025 - 04/14/2026	09/01/2023
220 #4	1+Den	-	\$ 95	-	\$75	\$1,880	\$ 2,050	07/23/2025 - 07/22/2026	09/23/2024
222 #1	3/2.50	\$ 37	\$ 95	\$ 25	\$75	\$2,695	\$ 2,927	11/20/2024 - 04/20/2026	11/20/2024
222 #3	1+Den	\$ 37	-	-	\$75	\$1,875	\$ 1,987	07/10/2025 - 07/14/2026	07/10/2025
222 #4	1+Den	-	-	-	\$75	\$1,810	\$ 1,885	09/16/2025 - 09/15/2026	12/01/2016
224 #1	3/2.5	-	\$ 95	-	\$75	\$2,710	\$ 2,880	07/17/2025 - 07/16/2026	07/21/2023
224 #3	1+Den	-	\$ 95	-	\$75	\$1,855	\$ 2,025	09/27/2024 - 09/24/2025	09/27/2024
224 #4	1+Den	-	\$ 95	-	\$75	\$1,775	\$1,945	05/01/2025 - 04/30/2026	03/30/2017
4348 #1	2bd/2	-	-	-	\$75	\$2,030	\$ 2,105	05/13/2025 - 05/12/2026	05/13/2022
4348 #2	2bd/2	-	-	-	\$75	\$2,105	\$ 2,180	05/14/2025 - 05/13/2026	05/13/2022
4348 #3	2bd/2	-	\$ 95	-	\$75	\$2,225	\$ 2,395	05/17/2025 - 05/18/2026	05/19/2023
4348 #4	2bd/2	-	\$ 95	-	\$75	\$2,140	\$ 2,310	05/21/2025 - 05/20/2026	12/01/2023
4350 #1	2bd/2	-	\$ 95	-	\$75	\$2,085	\$ 2,197	09/05/2025 - 08/18/2026	08/13/2025
4350 #2	2bd/2	-	\$ 95	-	\$75	\$2,255	\$ 2,425	10/31/2025 - 09/17/2026	10/20/2025
4350 #3	2bd/2	\$ 37	-	-	\$75	\$2,255	\$ 2367	08/29/2025 - 08/18/2026	08/01/2022
4350 #4	2bd/2	\$ 37	\$ 95	-	\$75	\$2,018	\$ 2,225	06/27/2025 - 06/22/2026	10/25/2020

RENT ROLL

UNIT	BD/BA	ALARM	PARKING	PET	ZENTRO INTERNET	RENT	TOTAL MONTHLY INCOME	LEASE	MOVE-IN
4354 #2	1+Den	\$37	-	-	\$75	\$1,855	\$ 1,967	08/21/2025 - 08/20/2026	08/21/2024
4354 #3	1+Den	-	-	\$25	\$75	\$1,895	\$ 1,995	06/13/2025 - 06/12/2026	06/13/2025
4354 #4	1+Den	-	-	-	\$75	\$ 1,905	\$ 1,980	06/03/2025 - 06/16/2026	06/03/2025
4356 #1	4bd/2	\$37	\$ 95	-	\$75	\$ 2,435	\$ 2,642	06/20/2025 - 06/17/2026	05/01/2024
4356 #2	1+Den	\$37	-	-	\$75	\$ 1,855	\$ 1,967	09/13/2025 - 09/14/2026	09/13/2023
4356 #3	1+Den	\$37	\$95	-	\$75	\$ 1,790	\$ 1,997	04/29/2025 - 04/23/2026	03/08/2017
4356 #4	1+Den	\$37	-	-	\$75	\$ 1,915	\$ 2,027	08/20/2025 - 08/17/2026	08/20/2025
4358 #1	2bd/2	-	\$95	\$25	\$75	\$ 1,865	\$ 2,060	06/24/2025 - 06/23/2026	07/03/2021
4358 #2	2bd/2	-	-	-	\$75	\$ 2,305	\$ 2,380	04/12/2025 - 04/14/2026	01/12/2023
4358 #3	2bd/2	-	\$95	-	\$75	\$ 2,275	\$ 2,445	07/11/2025 - 07/13/2026	07/09/2022
4358 #4	2bd/2	-	\$95	-	\$75	\$ 2,365	\$ 2,535	08/13/2025 - 04/21/2026	10/13/2022