

INCOME & EXPENSES

1/1/26 - 12/31/26

INCOME

Rent Income.....	\$368,628.00
Zentro Internet Income.....	\$9,900.00
Lease Processing Fee Income	\$1,358.00
Vacancy & Loss (5%)	\$18,431.40

NET INCOME:..... \$351,554.60

EXPENSES*

Insurance	\$10,200.95 *
Real Estate Taxes	\$47,405.05 ***
Assessments.....	\$47,908.00
Alarm.....	\$648.00 *
Repairs & Maintenance.....	\$4,493.66 *
Zentro Internet.....	\$4,884.00 *
Commission.....	\$5,720.00 **
Parking Rent - P15	\$900.00 *
Marketing & Leasing	\$2,250.00 **
Property Management Fee (3%).....	\$10,546.64

TOTAL EXPENSES:..... \$134,956.38

NET OPERATING INCOME: \$216,598.22

* Expenses based on 2025 actuals. ** Estimate.

*** The 2025 As Val stayed the same as 2024 As Val. RE taxes payable in 2026 are projected based on 2024 taxes payable in 2025.

RENT ROLL**RENTAL INCOME**

UNIT	BD/BA	STATUS	RENT	LEASE	MOVE-IN
GN	3/2.00	Current	\$2,772	05/30/2025 - 05/18/2026	05/30/2025
1N	3/2.00	Current	\$3,010	07/10/2025 - 05/14/2026	07/12/2024
1S	3/2.00	Current	\$2,965	08/05/2025 - 05/22/2026	09/15/2023
2N	3/2.00	Current	\$2,905	06/13/2025 - 05/20/2026	04/15/2024
2S	3/2.00	Current	\$3,540	07/25/2025 - 06/25/2026	07/25/2025
3S	3/2.00	Current	\$3,250	08/29/2025 - 05/20/2026	08/29/2025
353-1W	4/2.00	Current	\$2,965	06/19/2025 - 06/15/2026	08/01/2023
355-1E	3/2.00	Current	\$2,890	05/10/2025 - 05/12/2026	05/19/2023
353-3W	2/1.00	Current	\$2,160	07/01/2025 - 05/22/2026	07/01/2025
355-2E	2/1.00	Current	\$2,160	08/01/2025 - 06/23/2026	08/01/2025
355-3E	- / -	Current	\$2,102	06/30/2025 - 06/17/2026	06/30/2025

TOTAL: \$30,719