

PRO FORMA INCOME & EXPENSES

1/1/26 - 12/31/26

INCOME

Rent Income	\$150,132.00
Lease Processing Fee Income	\$629.00 **
Vacancy & Loss (5%)	\$7,506.60
NET INCOME	\$143,254.40

EXPENSES*

Insurance	\$12,858.44 *
Real Estate Taxes	\$13,055.04 ***
Gas	\$1,200.00 *
Electric	\$1,315.60 *
Water & Sewer	\$2,754.14 *
Scavenger	\$2,184.00 *
Cleaning & Janitorial	\$2,105.00 *
Landscaping	\$1,700.00 *
Snow Removal	\$2,080.00
Alarm	\$972.00 *
Repairs & Maintenance	\$6,369.72 *
Commission	\$1,955.00 **
Marketing & Leasing	\$1,250.00 **
Property Management Fee (3%)	\$4,297.63
TOTAL EXPENSES	\$54,096.57
NET OPERATING INCOME:	\$89,157.83

* Expenses based on 2025 actuals.

** Estimate.

*** The 2025 As Val stayed the same as 2024. Average As Val \$143,866. We are appealing based on the \$95,000 purchase in 2025 of #1N. We expect at least a 25% reduction in 2025 RE taxes, which is reflected above.

RENT ROLL**RENTAL INCOME**

UNIT	BD/BA	STATUS	RENT	LEASE	MOVE-IN
1S	2/1.00	Current	\$2,202	02/28/2025 - 04/23/2026	02/28/2025
1N	2/1.00	Projection	\$2,015	-	-
2N	3/1.00	Current	\$2,165	08/22/2025 - 08/21/2026	08/22/2025
2S	2/1.00	Current	\$2,010	06/21/2025 - 06/17/2026	06/27/2023
3N	3/1.00	Current	\$1,977	06/25/2025 - 06/24/2026	11/15/2017
3S	2/1.00	Current	\$2,142	09/03/2025 - 08/18/2026	09/03/2025
6 UNITS			\$12,511		