

INCOME & EXPENSES

3/1/26 - 2/28/27

INCOME

Rent Income	\$213,411.00
Vacancy & Loss (5%)	\$ 10,670.55
NET INCOME	\$202,740.45

EXPENSES*

Insurance	\$9,603.00
Real Estate Taxes	\$19,761.18 ***
Electric	\$1,736.75
Water & Sewer	\$2,503.44
Alarm.....	\$1,296.00
Repairs & Maintenance.....	\$11,907.84
Landscaping & Groundskeeping.....	\$2,925.00
Cleaning & Janitorial	\$2,220.00
Snow Removal	\$3,535.00
Telephone/Intercom	\$360.00
Elevator.....	\$2,470.33
Marketing & Lease Expense	\$1,250.00 **
Property Management Fee (3%).....	\$6,402.33
TOTAL EXPENSES	\$65,970.87
NOI	\$136,769.58

* Expenses based on 2024 actuals.

** Estimate.

*** The 2025 As Val decreased by 2.5% from the 2024 As Val. RE taxes payable in 2026 are projected based on 2024 taxes payable in 2025.

RENT ROLL

UNIT	BD/BA	STATUS	ALARM	PARKING	PET	RENT	TOTAL MONTHLY INCOME	2026 RENTAL INCREASE PROJECTION		LEASE	MOVE-IN
								PROJECTION	LEASE		
G & P-2	4/3	CURRENT	\$37	\$145	-	\$2,975	\$3,157	\$3,202	07/19/2025 - 06/12/2026	07/25/2023	
1 & P-5	3/2	CURRENT	\$37	\$145	-	\$2,685	\$2,867	\$2,912	06/05/2025 - 06/06/2026	06/29/2018	
2 & P-1	3/2	CURRENT	\$37	\$145	-	\$3,570	\$3,752	\$3,797	06/24/2025 - 05/21/2026	10/02/2023	
3 & P-6 & P-7	3/2	CURRENT	-	\$310	-	\$3,530	\$3,840	\$3,885	06/04/2025 - 06/03/2026	06/01/2022	
4 & P-3 & P-4	3/2	CURRENT	\$37	\$290	\$50	\$3,630	\$4,007	\$4,052	05/31/2025 - 06/15/2026	06/14/2024	
5 UNITS			\$148	\$1,035	\$50		\$16,390	\$17,623	\$17,848		