

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 |
|---------------|-------|---------|-------|---------|------|----------|----------------------------|---------------------------------------|-------------------------|------------|
| 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 | | |