INCOME & EXPENSE

1/01/26 - 12/31/26

INCOME

Rent Income	$480,192.00
Lease Processing Fees	$3,589.20
Lease Application Fees	$1,120.00
Vacancy & Loss (5%)	$24,009.60
NET INCOME	**$459,771.60**

EXPENSES*

Insurance	$21,606.12
Real Estate Taxes	$43,945.19 **
Electricity	$3,948.30
Gas	$15,368.28
Water & Sewer	$10,286.42
Scavenger	$4,316.50
Repairs & Maintenance	$8,000.00 ***
Cleaning & Janitorial	$10,410.00
Landscaping & Grounds Keeping	$2,500.00 ***
Alarm	$2,319.23
Snow Removal	$5,050.00
Application Fee Expense	$160.00
Property Management Fee (3%)	$13,793.15
TOTAL EXPENSES	**$141,703.19**
NET OPERATING INCOME	**$318,068.41**

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

** 2024 Actual.

*** Estimated not part of T12.

RENT ROLL

UNIT	BD/BA	STATUS	ALARM	PARKING	PET	RENT	TOTAL MONTHLY INCOME	LEASE	MOVE-IN
4840-GE, P1	3/1	CURRENT	-	$85.00	-	$ 1,603.00	$ 1,688.00	08/16/2025 - 08/12/2026	09/01/2011
4840-GW	2/1	VACANT	-	-	-	$ 1,742.00	$ 1,742.00	-	
4840-1E	2/1	CURRENT	-	-	-	$ 1,625.00	$ 1,625.00	06/20/2025 - 06/19/2026	04/01/2009
4840-1W	0/1	CURRENT	-	-	-	$ 1,325.00	$ 1,325.00	07/01/2025- 06/22/2026	07/01/2025
4840-2E, P19	2/1	CURRENT	$37.00	$85.00	-	$ 2,005.00	$ 2,127.00	05/15/2025 - 05/14/2026	05/15/2024
4840-2W	0/1	CURRENT	-	-	$25.00	$ 1,305.00	$ 1,330.00	06/13/2025 - 06/12/2026	06/21/2022
4840 3W	0/1	CURRENT	-	-	-	$ 1,310.00	$ 1,310.00	07/12/2025 - 07/13/2026	07/08/2022
4840-3E, P6	2/1	CURRENT	-	$85.00	-	$ 1,770.00	$ 1,855.00	06/27/2025 - 06/26/2026	04/27/2020
4842-G	1/1	CURRENT	-	$85.00	$25.00	$ 1,061.00	$ 1,171.00	06/06/2025 - 06/05/2026	03/12/2010
4842- 1W, P7	2/1	CURRENT	-	$65.00	-	$ 1,663.00	$ 1,728.00	08/28/2025 - 08/12/2026	01/05/2018
4842-1E	2/1	CURRENT	-	$170	$50	$ 1,965.00	$ 2,185.00	11/14/2025 - 09/15/2026	11/15/2025
4842-2E, P14	2/1	CURRENT	-	-	-	$ 1,745.00	$ 1,745.00	10/01/2025 - 09/25/2026	09/02/2019
4842-2W	2/1	CURRENT	-	-	-	$ 1,663.00	$ 1,663.00	08/30/2025 - 08/12/2026	01/01/2008
4842 3W, P16	2/1	CURRENT	$37.00	$85.00	$25.00	$ 1,750.00	$ 1,897.00	07/22/2025 - 07/21/2026	07/22/2022
4842-3E	2/1	CURRENT	-	-	-	$ 1,663.00	$ 1,663.00	06/04/2025 - 06/03/2026	01/01/2008
4844-G	1/1	CURRENT	-	-	-	$ 1,311.00	$ 1,311.00	08/292025 - 08/24/2026	01/01/2008
4844-1	2/1	CURRENT	-	-	-	$ 1,535.00	$ 1,535.00	08/22/2025 - 08/21/2026	01/01/2008
4844-2	2/1	CURRENT	$37.00	-	-	$ 2,000.00	$ 2,037.00	09/19/2025- 09/18/2026	10/01/2024
4844-3	2/1	CURRENT	-	-	$25.00	$ 1,925.00	$ 1,950.00	05/24/2025 - 05/22/2026	04/01/2024
4846-G	1/1	CURRENT	-	-	$25.00	$ 1,435.00	$ 1,460.00	05/30/2025 - 05/18/2026	05/30/2025
4846-1, P17	2/1	CURRENT	$37.00	$85.00	-	$ 1,930.00	$ 2,032.00	09/19/2025 - 04/16/2026	10/24/2024
4846-2	2/1	CURRENT	-	-	-	$ 1,795.00	$ 1,795.00	09/12/2025 - 09/11/2026	09/09/2022
4846-3, P5	2/1	CURRENT	-	$85.00	-	$ 1,935.00	$ 2,057.00	09/05/2025 - 05/19/2026 -	09/05/2025
9 PARKING SPACES		AVAILABLE	-	$85.00	-	-	$ 765.00		-