INCOME & EXPENSE

8/01/26 - 7/31/26

INCOME

Rent Income	$185,233.00
Lease Processing Fee Income	$1,019.24
Lease Application Fee Income	$350.00
Vacancy & Loss (5%)	$9,261.65
NET INCOME	**$176,990.59**

EXPENSES*

Insurance	$13,244.56	
Real Estate Taxes	$32,782.54	**
Alarm	$972.00	
Repairs & Maintenance	$5,000.00	***
Cleaning & Janitorial	$2,020.00	
Landscaping & Groundskeeping	$1,200.00	***
Water	$3,920.30	
Electric	$514.99	
Garbage	$1,526.52	
Snow Removal	$2,470.00	
Lease Application Fees	$75.00	
Property Management Fee (3%)	$5,309.72	
TOTAL EXPENSES	**$69,035.63**	
NET OPERATING INCOME	**$107,954.96**	

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

** The 2024 As. Valuation increased between 106% and 845% from the 2023 As. Valuation. We are vigorously fighting this. We have doubled the RE Taxes on this Pro Forma.

*** Estimated not part of T12.

Karen Biazar | Staci Slattery, Designated Managing Broker | 773.645.7900 THEBIAZARGROUP.COM

RENT ROLL

UNIT	BD/BA	STATUS	ALARM	PARKING	PET	RENT	TOTAL MONTHLY INCOME	LEASE	MOVE-IN
1N	4bd/2.5ba	Current	$37.00	$95.00	-	$2,705.00	$2,837.00	6/05/2026 - 6/04/2027	3/01/2018
1S	4bd/2.5ba	Current	$37.00	$230.00	-	$2,805.00	$3,072.00	7/19/2026 - 7/19/2027	12/01/2020
2N	2bd/2ba	Current	-	-	-	$2,255.00	$2,255.00	8/30/2024 - 8/21/2026	8/30/2024
2S	2bd/2ba	Current	-	-	-	$2,345.00	$2,345.00	5/26/2026 - 5/19/2027	5/26/2026
3N	2bd/2ba	Current	-	$95.00	-	$2,365.00	$2,460.00	4/21/2026 - 4/20/2027	9/02/2024
3S	2bd/2ba	Current	-	-	-	$2,285.00	$2,285.00	8/01/2025 - 7/20/2026	7/30/2025
P5	Parking Spot	Projection	-	$95.00	-	-	$95.00	-	-
P6	Parking Spot	Projection	-	$95.00	-	-	$95.00	-	-

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