

INCOME & EXPENSES

10/1/26 - 9/30/27

INCOME

Rent Income	\$159,816.00
Lease Processing Fee Income	\$629.00 **
Vacancy & Loss (5%)	\$7,990.80
NET INCOME	\$152,454.20

EXPENSES*

Insurance	\$8,428.00 *
Real Estate Taxes	\$17,057.65 ***
Gas	\$1,591.87 *
Electric	\$1,085.74 *
Water & Sewer	\$3,581.28 *
Scavenger	\$2,381.10 *
Cleaning & Janitorial	\$1,920.00 *
Landscaping	\$1,480.00 *
Snow Removal	\$2,080.00 *
Alarm	\$1,438.80 *
Repairs & Maintenance	\$5,479.64 *
Commission	\$2,105.00 **
Marketing & Leasing	\$1,250.00 **
Property Management Fee (3%)	\$5,261.00
TOTAL EXPENSES	\$55,140.08
NET OPERATING INCOME:	\$97,314.12

* Expenses based on 2025 actuals or current contracts.

** Estimate.

*** The 2025 As Val stayed the same as 2024 As Val. RE taxes payable in 2026 are projected at same rate as 2025.

RENT ROLL

RENTAL INCOME

UNIT	BD/BA	STATUS	PARKING	ALARM	PET	TOTAL MONTHLY	INCOME	LEASE	MOVE-IN
						RENT			
1N & P3	2/1.00	Current	\$95	\$37	\$0	\$2,235	\$2,367	03/13/2026 - 03/17/2027	03/13/2026
1S	2/1.00	Current	\$0	\$37	\$0	\$2,190	\$2,227	04/24/2026 - 04/23/2027	02/28/2025
2N	3/1.00	Current	\$0	\$0	\$25	\$2,140	\$2,165	08/22/2025 - 08/21/2026	08/22/2025
		Projection	\$95	\$0	\$0	\$2,250	\$2,345		
2S & P2S	2/1.00	Current	\$95	\$0	\$25	\$1,960	\$2,080	06/18/2026 - 06/17/2027	06/27/2023
3N	3/1.00	Current	\$0	\$37	\$0	\$1,985	\$2,022	06/25/2026 - 06/24/2027	11/15/2017
3S	2/1.00	Current	\$95	\$37	\$0	\$2,145	\$2,277	08/19/2026 - 08/18/2027	09/03/2025
6 UNITS			\$380	\$148	\$25	\$12,765	\$13,318		