

INCOME & EXPENSE

8/1/25 - 7/31/26

INCOME

Rent Income	\$486,144.00
Lease Processing Fee Income	\$3,589.20
Application Fee Income.....	\$1,120.00
Vacancy & Loss (5%)	\$24,307.20
NET INCOME	\$465,426.00

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 & Groundskeeping.....	\$2,500.00 ***
Alarm.....	\$2,319.23
Snow Removal	\$5,050.00
Application Fee Expense	\$160.00
Property Management Fee (3%).....	\$13,962.78
TOTAL EXPENSES:.....	\$141,872.82
NET OPERATING INCOME:	\$323,553.18

* Expenses are based on T12 actuals (12/1/23-11/30/24).

** 2024 Actual.

*** Estimated not part of T12

RENT ROLL

UNIT	BD/BA	STATUS	ALARM	PARKING	PET	RENT	TOTAL MONTHLY INCOME	2025 RENTAL INCREASE PROJECTION	LEASE	MOVE-IN
4840-GE, P1	3/1.00	Current	-	\$85	-	\$1,648	\$1,733	Completed	08/13/2026 - 08/12/2027	09/01/2011
4840-GW	2/1.00	Current	-	\$95	-	\$1,685	\$1,780	Completed	06/15/2026 - 06/14/2027	06/15/2026
4840-1E	2/1.00	Current	-	-	-	\$1,665	\$1,665	Completed	06/20/2026 - 06/18/2027	04/01/2009
4840-1W	0/1.00	Current	-	-	-	\$1,355	\$1,355	Completed	06/23/2026 - 06/22/2027	07/01/2025
4840-2E, P19	2/1.00	Current	\$37	\$95	-	\$2,030	\$2,162	Completed	05/15/2026 - 05/14/2027	05/15/2024
4840-2W	0/1.00	Current	-	-	\$25	\$1,335	\$1,360	Completed	06/13/2026 - 06/14/2027	06/21/2022
4840 3W, P13	0/1.00	Current	-	-	-	\$1,330	\$1,330	Completed	07/14/2026 - 07/13/2027	07/08/2022
4840-3E, P6	2/1.00	Current	-	-	\$25	\$2,030	\$2,055	Completed	07/10/2026 - 07/16/2027	07/10/2026
4842-G, P18	1/1.00	Current	\$85	\$25	-	\$1,096	\$1,206	Completed	06/06/2026 - 06/04/2027	03/12/2010
4842- 1W, P7	2/1.00	Current	-	-	-	\$1,663	\$1,663	Completed	08/13/2026 - 08/31/2027	01/05/2018
4842-1E	2/1.00	09/15/2026	-	\$170	\$50	\$1,965	\$2,185	Completed	11/14/2025 - 09/15/2026	11/14/2025
4842-2E, P14	2/1.00	Current	-	-	-	\$1,745	\$1,745	Completed	10/01/2025 - 09/25/2026	09/02/2019
4842-2W	2/1.00	Current	-	-	-	\$1,663	\$1,663	Completed	08/13/2026 - 08/31/2027	01/01/2008
4842 3W, P16	2/1.00	Current	-	-	\$50	\$1,770	\$1,820	Completed	07/22/2026 - 07/21/2027	07/22/2022
4842-3E	2/1.00	Current	-	-	-	\$1,663	\$1,663	Completed	06/04/2026 - 06/03/2027	01/01/2008
4844-G	1/1.00	Current	-	-	-	\$1,311	\$1,311	Completed	08/29/2025 - 08/24/2026	01/01/2008
4844-1	2/1.00	Current	-	-	-	\$1,535	\$1,535	Completed	08/22/2025 - 08/21/2026	01/01/2008
4844-2	2/1.00	Current	\$37	-	-	\$2,000	\$2,037	Completed	09/19/2025 - 09/18/2026	10/01/2024
4844-3	2/1.00	Current	\$37	\$85	-	\$1,965	\$2,087	Completed	02/27/2026 - 03/18/2027	02/27/2026
4846-G,	1/1.00	Current	-	-	\$25	\$1,480	\$1,505	Completed	05/19/2026 - 05/18/2027	05/30/2025
4846-1, P17	2/1.00	Current	-	\$85	-	\$1,995	\$2,080	Completed	04/24/2026 - 04/23/2027	04/24/2026
4846-2	2/1.00	Current	-	-	-	\$1,795	\$1,795	Completed	09/12/2025 - 09/11/2026	09/09/2022
4846-3, P5	2/1.00	Current	\$37	\$95	-	\$1,975	\$2,107	Completed	05/20/2026 - 05/19/2027	09/05/2025
9 Parking Spaces		Available	-	\$85	-	\$765	-	-	-	-
31 UNITS			\$148	\$880	\$200	\$38,699	\$40,607			

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