

PRO FORMA

8/1/26 - 7/31/27

INCOME

Rent Income	\$193,464.00
Lease Processing Fee Income	\$679.49
Lease Application Fee Income.....	\$210.00
Vacancy & Loss (5%)	\$9,673.20

NET INCOME..... \$184,680.29

EXPENSES*

Insurance	\$11,262.00
Real Estate Taxes	\$14,772.67 **
Electric	\$1,021.34
Water & Sewer	\$3,542.28
Scavenger	\$2,585.88
Alarm.....	\$324.00
Telephone	\$647.88
Zentro Internet	\$2,232.00
Repairs & Maintenance	\$5,491.80
Landscaping & Groundskeeping	\$2,673.00
Snow Removal	\$2,450.00
Cleaning & Janitorial	\$2,340.00
Lease Application Fees	\$45.00
Property Management Fee (3%)	\$5,540.41

TOTAL EXPENSES \$ 54,928.26**NET OPERATING INCOME: \$ 129,752.03**

* Expenses are based on 2025 actuals or current contract.

** The 2025 As. Value decreased from the 2024 As. Value by 7.87%.

Estimated 2025 RE taxes payable in 2026.

RENT ROLL

UNIT	BD/BA	ALARM	PARKING	PET	ZENTRO INTERNET	RENT	TOTAL MONTHLY INCOME	2026 RENTAL INCREASE PROJECTION	LEASE	MOVE-IN
1N	4/3	-	-	\$25	\$75	\$2,925	\$3,025	COMPLETED	07/16/2026 - 07/15/2027	08/01/2025
1S	4/3	\$37	-	-	\$75	\$2,845	\$2,957	COMPLETED	08/12/2026 - 08/11/2027	08/14/2020
2N	3/2	-	\$115	-	\$75	\$2,370	\$2,560	COMPLETED	08/13/2026 - 03/18/2027	08/07/2025
2S	3/2	-	\$115	-	\$75	\$2,535	\$2,725	COMPLETED	09/28/2026 - 09/27/2027	09/06/2023
3N	3/2	-	-	-	\$75	\$2,345	\$2,420	COMPLETED	05/21/2026 - 05/20/2027	05/01/2025
3S	3/2	-	\$95	-	\$75	\$2,265	\$2,435	COMPLETED	05/20/2026 - 05/19/2027	11/15/2021