

PROFORMA FOR 407 LAKE HOWELL ROAD, MAITLAND, FL

July 2026

MONTHLY AVERAGE EXPENSES

MONTHLY AVERAGE RENTS

OPERATING EXPENSES MO.

GROSS INCOME-RENTS MO.

EXPENSES

\$12,188

ELECTRIC: \$800

WATER: \$163

DUMPSTER: \$74

INSURANCE: \$479

REAL ESTATE TAXES: \$1240

LAWN: \$150

JANITORIAL: \$500

WI-FI: \$138

MANAGEMENT: \$894

TOTAL MO: \$4338 (ANNUAL \$52,256)

TOTAL MO: \$12,188 (ANNUAL \$146,256)

NET OPERATING INCOME MONTHLY: \$7750

ANNUAL NET INCOME \$93,000

PRICE: \$1,235,000

CAP RATE: 7.53