

# PROFORMA FOR 407 LAKE HOWELL ROAD, MAITLAND, FL

## JUNE 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: \$1,275,000**

**CAP RATE: 7.29**