RMAlloy10 LLC — Investment Summary

Stabilized, professionally managed dual-income rental · Daytona Beach, Florida · Offered for sale

TRAILING 12-MO REVENUE	TRAILING 12-MO NOI
$243,062	**$144,788**
Aug 2025 – Jul 2026, actual collected	*Net operating income, in place*

REVENUE GROWTH (YoY)	NOI GROWTH (YoY)
+28.8%	**+23.3%**
Jan–Jun 2026 vs Jan–Jun 2025	*Jan–Jun 2026 vs Jan–Jun 2025*

TTM NOI MARGIN	INDICATED VALUE
59.6%	**$1,940,706**
Operating efficiency, last 12 mo	*Income approach @ cap rate on Valuation ta*

THE INVESTMENT STORY

Top line growing, and accelerating.

Trailing-12-month revenue and the 2026 run-rate both sit well above 2025. Revenue is up ~29% year-over-year on a PadSplit room-rental program (+~38% YoY) as occupancy filled in.

Income is diversified and resilient.

Two independent streams — PadSplit co-living rooms (the growth engine, ~88% of revenue) plus traditional apartmer risk across many tenants rather than one lease.

Margins have stabilized in the low-to-mid 60s%.

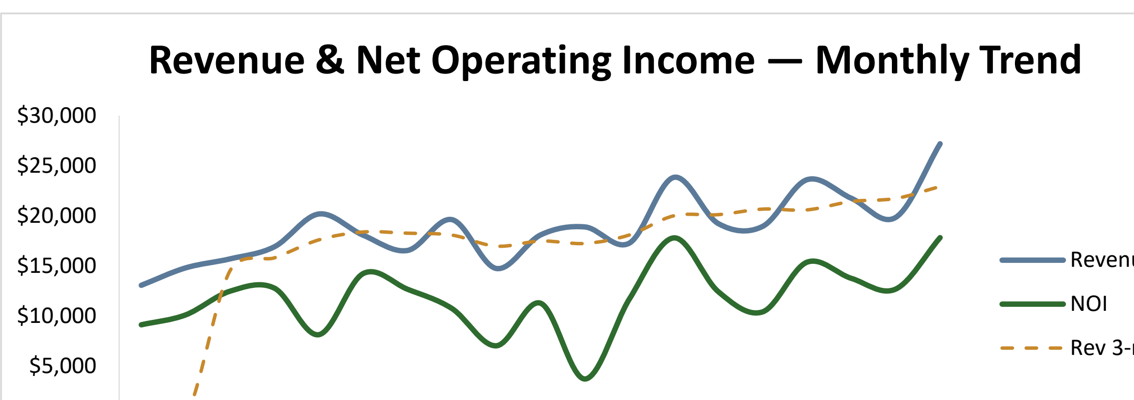
2025 NOI swung month to month because one-time costs landed unevenly — the full-year property-tax bill hit a single repairs clustered in spring/late summer. Those are behind the property.

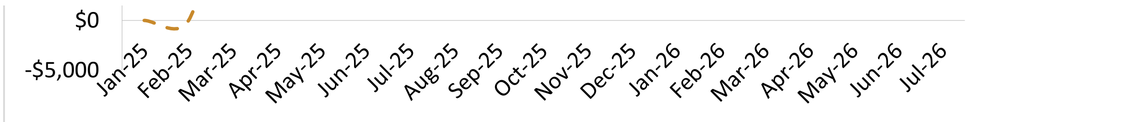
The asset is now under professional management.

Third-party property management is engaged and property taxes are accrued monthly, so 2026 NOI is smooth and pr buyer underwrites. This is a stabilized, hands-off operation.

Clean, normalized numbers.

The P&L excludes non-recurring and corporate-level items for true property-level comparability — the operating pictur inherit.

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