

19 South Russell: Rent Roll & Expenses						
<u>Unit #</u>	<u>Type</u>	<u>Lease End</u>	<u>Current</u>	<u>9/1/2026</u>	<u>Proforma</u>	<u>Furnished</u>
1	1B/1BA	5/31/2026	\$1,825	\$2,000	\$2,200	\$2,500
2	Studio	5/31/2027	\$2,200	\$2,200	\$2,300	\$2,800
3	Studio w/ Porch	5/31/2027	\$2,500	\$2,500	\$2,500	\$3,500
4	1B/1BA	8/31/2026	\$2,000	\$2,400	\$2,400	\$3,300
5	Studio	7/31/2026	\$1,950	\$2,150	\$2,200	\$2,800
6	1B/1BA	8/31/2026	\$2,000	\$2,400	\$2,400	\$3,300
7	Studio	8/31/2026	\$2,150	\$2,200	\$2,200	\$2,800
8	1B/1BA	8/31/2027	\$2,300	\$2,300	\$2,400	\$3,300
9	Studio	5/31/2027	\$2,150	\$2,150	\$2,200	\$2,800
9 Units	4 1B & 5 STU		\$19,075	\$20,300	\$20,800	\$27,100
Operating Statement			<u>Current</u>	<u>9/1/2026</u>	<u>Proforma</u>	<u>Furnished</u>
<u>Gross Potential Revenue</u>			\$228,900	\$243,600	\$249,600	\$325,200
<u>Expenses</u>						
Real Estate Taxes FY2026			\$24,218	\$24,218	\$24,218	\$24,218
Insurance 2025			\$8,439	\$8,439	\$8,439	\$8,439
Water 2025			\$3,130	\$3,130	\$3,130	\$3,130
Electric 2025			\$744	\$744	\$744	\$744
Gas (Heat) 2025			\$8,349	\$8,349	\$8,349	\$8,349
Fire Alarm Monitor + Inspection 2025			\$540	\$540	\$540	\$540
R&M 2025			\$1,219	\$1,219	\$1,219	\$1,219
Total Expenses			\$46,640	\$46,640	\$46,640	\$46,640
Net Operating Income			\$182,260	\$196,960	\$202,960	\$278,560