

## PRO FORMA

8/1/26 - 7/31/27

### INCOME

Rent Income .....	\$191,424.00
Lease Processing Fee Income .....	\$679.49
Lease Application Fee Income.....	\$210.00
Vacancy & Loss (5%) .....	\$9,571.20
<b>NET INCOME .....</b>	<b>\$182,742.29</b>

### 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%) .....	\$5,482.27
<b>TOTAL EXPENSES .....</b>	<b>\$ 54,870.12</b>

**NET OPERATING INCOME: .....** **\$ 127,872.17**

\* 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	\$2,810	\$2,922	\$2,957	08/05/2025 - 08/11/2026	08/14/2020
2N	3/2	-	\$95	-	\$75	\$2,345	\$2,515	\$2,560	08/07/2025 - 08/12/2026	08/07/2025
2S	3/2	-	\$95	\$25	\$75	\$2,285	\$2,480	\$2,555	09/20/2025 - 09/15/2026	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
<b>6 UNITS .....</b>	<b>\$37</b>	<b>\$285</b>	<b>\$50</b>	<b>\$450</b>	<b>\$14,975</b>	<b>\$15,797</b>	<b>\$8,072</b>			