

Proforma: 17 & 25 Oakdale Ave, Akron, OH

Income	Amount	Notes
Gross Potential Rental Income	\$130,200	Estimated avg \$775/month
Laundry Income	\$800	Coin laundry (2 washers, 2 dryers)
Total Potential Income	\$131,000	
(-) 2% Loss to Lease	\$2,604.00	
(-) 6% Vacancy	\$7,860.00	
Total Income	\$120,536.00	

Expenses	Amount	% of Rev	
Management Fees	\$9,643	8.0%	
Repairs & Maintenance	\$5,000	4.2%	
Turnover Expenses	\$3,500	2.9%	
Electric	\$3,000	2.5%	House meter for exterior lights, laundry room heat/lights & washer/dryers
Gas	\$1,400	1.2%	House meter for 2 water heaters
Water & Sewer	\$3,900	3.3%	
Trash Service	\$1,800	1.5%	
Cleaning	\$1,000	0.8%	
Lawn care	\$1,200	1.0%	
Snow Removal	\$1,800	1.5%	
Property Taxes	\$16,138	13.5%	
Insurance	\$6,188	5.2%	
Total Expenses	\$54,569	45.5%	

Net Operating Income	\$65,967.12
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Disclaimer: The financial information, income figures, expense estimates, rent projections, and any other data contained in this proforma are provided for illustrative and informational purposes only and are based on assumptions believed to be reliable but not guaranteed. Actual results may vary materially. Seller and listing broker make no representations or warranties regarding the accuracy or completeness of the information provided. Buyers are strongly encouraged to conduct their own independent due diligence, inspections, financial analysis, and verification of all income, expenses, leases, market rents, operating costs, and investment returns prior to purchase.

Rent Roll

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Properties: Oakdale Apartments - 25 Oakdale Ave Akron, OH 44302

Units: Active

As of: 07/01/2026

Include Non-Revenue Units: No

Unit	Tags	BD/BA	Tenant	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in
Oakdale Apartments - 25 Oakdale Ave Akron, OH 44302											
Apt 1		1/1.00	Sadler	Current	500	775.00	749.00	749.00	7/1/2023	6/30/2024	7/1/2023
Apt 2		1/1.00	Phillips	Current	500	775.00	775.00	1500.00	3/7/2025	9/30/2026	3/7/2025
Apt 3		1/1.00	Harrell	Current	500	775.00	775.00	775.00	4/1/2026	3/31/2027	4/1/2026
Apt 4		1/1.00	Moultry	Current	500	775.00	765.00	750.00	4/1/2025	3/31/2027	4/1/2025
Apt 5		1/1.00	Jackson	Current	500	775.00	748.00	550.00	5/1/2022		5/1/2022
Apt 6		1/1.00	Stafford	Current	500	775.00	775.00	775.00	3/1/2026	2/28/2027	3/1/2026
Apt 7		1/1.00	Jordan	Current	500	775.00	760.00	749.00	10/21/2022	9/30/2026	10/21/2022
Apt 8		1/1.00	Lockett	Current	500	775.00	775.00	775.00	2/1/2026	1/31/2027	2/1/2026
Apt 9		1/1.00	Shelton	Current	500	775.00	750.00	715.00	11/15/2024	11/30/2026	11/15/2024
Apt 10		1/1.00	Mitchell	Current	500	775.00	749.00	745.00	3/8/2023		3/8/2023
Apt 11		1/1.00	Abdulai	Current	500	775.00	775.00	775.00	7/1/2025	6/30/2026	7/3/2025
Apt 12		1/1.00		Vacant-Rented	500	775.00					
Apt 13		1/1.00	Kirwin	Current	500	775.00	750.00	715.00	12/14/2024	12/31/2026	12/14/2024
Apt 14		1/1.00	Logan	Current	500	775.00	775.00	0.00	7/1/2022	9/30/2024	7/1/2022
14 Units				92.9% Occupied	7,000	10,850.00	9,921.00	9,573.00			
Total 14 Units				92.9% Occupied	7,000	10,850.00	9,921.00	9,573.00			