

Multifamily Investment Pro Forma

Category	Annual Amount
STR Income	\$53,600
LTR Income	\$28,200
Total Income	\$81,800
Operating Expenses	\$32,832
NOI	\$48,968
Cash Flow (Before Debt)	\$48,968

Category	Annual Amount
STR Income	\$70,000
LTR Income	\$39,600
Total Income	\$109,600
Operating Expenses	\$32,832
NOI	\$76,768

Unit-by-Unit Rent Roll

Unit	Type	Strategy	Current Rent	Market Rent
Upstairs	2/1	STR	Varies	\$1,500
Home Away	2/1	STR	Varies	\$1,400
Comfy Studio	Studio	STR	Varies	\$1,400
The Nest	Studio	STR	Varies	\$1,200
Lonestar	Studio	STR	Varies	\$1,400
Cactus Cottage	Studio	STR	Varies	\$1,400
Green Room	Studio	STR	Varies	\$1,200
La Tierra	Studio	STR	Varies	\$1,200
Casita Escondida	1/1	LTR	\$1,300	\$1,300
Pepe's Molino	1/1+	Hybrid	\$1,050	\$1,800–\$2,000
The Loft	Studio	STR	Varies	\$1,500

STR Performance by Unit (2024–2026)

Unit	2024	2025	2026 YTD
Home Away	\$0	\$258	\$0
Comfy Studio	\$10,432	\$9,216	\$335
Casita Escondida LTV	\$13,200	\$13,200	
Green Room	\$4,576	\$8,111	\$0
The Nest	\$502	\$0	\$0
LoneStar	\$6,267	\$13,130	\$1,451
La Tierra	\$11,172	\$8,972	\$907
Cactus Cottage	\$13,945	\$14,426	\$720
Upstairs	\$6,224	\$0	\$561
The Loft	\$0	\$0	\$0