

Oaks of Lake Jackson Apartments
Lake Jackson, Texas

Pro Forma 10 year Cash Flow Analysis

Unit Type	Total Units	Existing Rent Per Unit	Unit Square Ft.	Total Square Ft.	Avg. Rent Per Sq.Ft.	Monthly Rent	Annual Street Rent	Pro Forma		Monthly Rent	Annual Rent			
								Pro Forma	Pro Forma					
1 bed-1 bath-up	32	\$ 1,039	764	24,448	\$ 1.36	\$ 33,248	\$ 398,976	\$ 1,070	\$ 34,245	\$ 410,945				
1 bed-1 bath-down	32	\$ 1,013	764	24,448	\$ 1.33	\$ 32,416	\$ 388,992	\$ 1,043	\$ 33,388	\$ 400,662				
2 bed-2 bath-up	40	\$ 1,342	1,070	42,800	\$ 1.25	\$ 53,680	\$ 644,160	\$ 1,382	\$ 55,290	\$ 663,485				
2 bed-2 bath-down	40	\$ 1,229	1,070	42,800	\$ 1.15	\$ 49,160	\$ 589,920	\$ 1,266	\$ 50,635	\$ 607,618				
Totals	144	\$ 1,170	934	134,496	\$ 1.25	\$ 168,504	\$ 2,022,048	\$ 1,205	\$ 173,559	\$ 2,082,709				
Net collectable rent						\$ 168,504	\$ 2,022,048		\$ 173,559	\$ 2,082,709				

Rent Escalation Rate (1)	3.00%	Vacancy Rate	7.00%	Concessions	1.50%
Expense Inflation Rate	2.00%				

INCOME	Year	12 mo Trailing	Pro Forma Year									
		2024-5	1	2	3	4	5	6	7	8	9	10
Gross Rental Income		1,844,001	1,963,355	2,082,709	2,145,191	2,209,546	2,275,833	2,344,108	2,414,431	2,486,864	2,561,470	2,638,314
Other Income (2)		88,811	90,587	92,399	94,247	96,132	98,055	100,016	102,016	104,056	106,137	108,260
Less Deductions:												
Rental Concessions (4)		(15,586)	(29,450)	(31,241)	(32,178)	(33,143)	(34,137)	(35,162)	(36,216)	(37,303)	(38,422)	(39,575)
Vacancy		(218,374)	(137,435)	(145,790)	(150,163)	(154,668)	(159,308)	(164,088)	(169,010)	(174,080)	(179,303)	(184,682)
Total Income		1,698,852	1,887,057	1,998,078	2,057,096	2,117,867	2,180,442	2,244,874	2,311,220	2,379,537	2,449,882	2,522,317
EXPENSES												
Payroll		151,988	155,028	158,128	161,291	164,517	167,807	171,163	174,586	178,078	181,640	185,273
Repair & Maintenance		21,902	22,340	22,787	23,243	23,707	24,182	24,665	25,159	25,662	26,175	26,698
General/Admin/Marketing		3,214	3,278	3,344	3,411	3,479	3,549	3,619	3,692	3,766	3,841	3,918
Utilities (5)		82,285	83,931	85,609	87,322	89,068	90,849	92,666	94,520	96,410	98,338	100,305
Total Operating Expenses		259,389	264,577	269,868	275,266	280,771	286,386	292,114	297,956	303,916	309,994	316,194
Insurance (6)		122,308	124,754	127,249	129,794	132,390	135,038	137,739	140,493	143,303	146,169	149,093
Property Taxes (7)		230,436	211,200	215,424	219,732	224,127	228,610	233,182	237,846	242,602	247,454	252,404
Total Expenses		612,133	600,531	612,542	624,792	637,288	650,034	663,035	676,295	689,821	703,618	717,690
Net Operating Income		1,086,719	1,286,526	1,385,537	1,432,304	1,480,579	1,530,408	1,581,840	1,634,925	1,689,716	1,746,265	1,804,627

- Notes:
- 50% renewal inc 3%, 50% new leases 4%-7% increase year.
 - Pet fees, late fees, collections, mtn fee, applicaiton fees, relet fees.
 - Revenue sharing with Comcast and AT&T(entire property wired for fiber 1gig service), Airbnb rentals.
 - Leasing special incentives, employee units.
 - Net of reimbursements for water/sewer and trash.
 - Actual 2025
 - Asssed AV \$11mm at 1.92% based on estimate of appeal.