

PROFORMA INCOME & EXPENSES

INCOME

Total Monthly Income:\$52,045

Annual Gross Income:\$624,540

EXPENSES

Insurance\$23,718

2024 Taxes\$166,208

Water\$15,064

Electric\$7,406

Gas\$3,290

Repairs\$7,000

Total Expenses.....\$222,686

NOI:\$401,854

PROFORMA RENT ROLL

UNIT	STATUS	RENT	LEASE
3920			
UNIT 1	OCCUPIED	\$2,425	7/15/2024 - 9/30/2026
UNIT 2	VACANT-UNRENTED	\$2,450	-
UNIT 3	OCCUPIED	\$2,675	9/1/2024 - 9/30/2026
3922			
UNIT 1	OCCUPIED	\$2,550	7/1/2024 - 9/30/2026
UNIT 2	VACANT-UNRENTED	\$2,450	-
UNIT 3	OCCUPIED	\$2,675	7/1/2024 - 9/30/2026
3924			
UNIT 1	OCCUPIED	\$2,550	8/13/2024 - 8/31/2026
UNIT 2	OCCUPIED	\$2,450	7/1/2025 - 6/30/2026
UNIT 3	OCCUPIED	\$2,400	5/9/2025 - 5/31/2026
3926			
UNIT 1	VACANT-UNRENTED	\$2,450	-
UNIT 2	OCCUPIED	\$2,600	10/1/2024 - 9/30/2026
UNIT 3	OCCUPIED	\$2,400	6/1/2025 - 8/31/2026
3930			
UNIT 1	OCCUPIED	\$2,475	12/1/2024 - 3/31/2026
UNIT 2	OCCUPIED	\$2,550	12/1/2024 - 3/31/2026
UNIT 3	OCCUPIED	\$2,400	6/1/2025 - 5/31/2026
3932			
UNIT 1	OCCUPIED	\$2,450	5/1/2025 - 7/31/2026
UNIT 2	OCCUPIED	\$2,450	6/1/2025 - 8/31/2026
UNIT 3	OCCUPIED	\$2,400	7/1/2025 - 9/30/2026
3934			
UNIT 1	OCCUPIED	\$2,395	7/1/2025 - 9/30/2026
UNIT 2	OCCUPIED	\$2,450	7/1/2025 - 9/30/2026
UNIT 3	OCCUPIED	\$2,400	6/14/2025 - 9/30/2026
TOTAL MONTHLY INCOME:		\$52,045	