

TRAILING 12-MONTH OPERATING STATEMENT (T12) - 2025 ACTUAL

1893 Third Avenue, Macon, Georgia | 3-Unit Multifamily

Reporting Period: January-December 2025 | Actual Results

Units	Gross Rental Income	Operating Expenses	Calculated NOI
3	\$27,000	\$2,254	\$24,746

2025 Rent Roll

Unit	Monthly Rent
Unit A	\$750
Unit B	\$750
Unit C	\$750
Total Monthly Rent	\$2,250

Monthly Operating Statement - 2025 Actual

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Gross Rental Income	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$27,000
Operating Expenses	\$51	\$79	\$130	\$70	\$120	\$188	\$128	\$120	\$141	\$1,064	\$39	\$124	\$2,254
Net Operating Income (NOI)	\$2,199	\$2,171	\$2,120	\$2,180	\$2,130	\$2,062	\$2,122	\$2,130	\$2,109	\$1,186	\$2,211	\$2,126	\$24,746

Water and trash are included in rent. Tenants pay for electricity.