

			Proforma			
1A	2 Bed	\$ 2,000.00	Section 8	No Lease	\$ 2,000.00	
2A	3 Bed	Vac		No Lease	\$ 2,500.00	
2B	3 Bed	\$ 1,800.00		No Lease	\$ 1,800.00	
3A	3 Bed	Vac		No Lease	\$ 2,500.00	
3B	3 Bed	\$ 1,817.00		2/28/2025	\$ 1,817.00	
Deli	600 SF	\$ 2,900.00		6/30/2029	\$ 2,900.00	
Salon	400 SF	\$ 2,175.00		12/31/2027	\$ 2,175.00	
Garage 1A		\$ 125.00		No Lease	\$ 250.00	
Billboard		\$ 125.00		10/31/2024	\$ 125.00	
					<b>\$ 16,067.00</b>	Mo
					<b>\$192,804.00</b>	Year
Insurance		\$ 7,657.00			<b>\$ 40,444.00</b>	EXP
Rep/Maint		\$ 1,824.00				
RE Tax		\$ 14,800.00			<b>\$152,360.00</b>	NOI
Util/Gas		\$ 13,361.00				
Water/ Sewer		\$ 2,802.00				
					<b>\$ 40,444.00</b>	