

Unaka Condos Pro Forma

Beds	12	City Tax Est.	1800
Rent Per Bed	1000	County Tax Est.	1500
Rent Per Garage	100	Insurance Est.	2500
Assumed Retention Rate	67%	Maintenance Est.	1500
Annual Rent Increase	5%	Turn Cost Est.	1000

Year	2024	2025	2026	2027	2028
Rental Income	\$ 144,000	\$ 151,200	\$ 158,760	\$ 166,698	\$ 175,033
Rental Income Garages	\$ 3,600	\$ 3,780	\$ 3,969	\$ 4,167	\$ 4,376
Total Income	\$ 147,600	\$ 154,980	\$ 162,729	\$ 170,865	\$ 179,409
Taxes	\$ 9,900	\$ 9,900	\$ 9,900	\$ 10,890	\$ 10,890
Insurance	\$ 7,500	\$ 7,875	\$ 8,269	\$ 8,682	\$ 9,116
Maintenance	\$ -	\$ 1,500	\$ 1,575	\$ 1,654	\$ 1,736
Turn	\$ -	\$ 4,008	\$ 4,008	\$ 4,008	\$ 4,008
Management	\$ 14,760.0	\$ 15,498.0	\$ 16,272.9	\$ 17,086.5	\$ 17,940.9
Profit	\$ 115,440.0	\$ 116,199.0	\$ 122,704.4	\$ 128,545.0	\$ 135,717.1