

Proforma 2026/27 - 108 N Main, Edgerton

	Actual Rent	Year 1 pro forma
<b>Unit 1</b>	\$1,155.00	\$1,295.00
<b>Unit 2</b>	\$1,400.00	\$1,425.00
<b>Unit 3</b>	\$1,295.00	\$1,335.00
<b>Unit 4</b>	\$1,330.00	\$1,355.00
<b>Unit 5</b>	\$1,190.00	\$1,250.00
<b>Unit 6</b>	\$1,150.00	\$1,250.00
<b>Laundry 2025</b>	\$40.85	\$42.89
<b>(Pet fee currently paid upfront at lease signing)</b>	(Included above)	(Included above)
<b>Monthly Income</b>	\$7,560.85	\$7,952.89
<b>ANNUAL INCOME</b>	\$90,730.20	\$95,434.71
<b>33% EXPENSES 24/25</b>	\$28,740.00	\$31,541.17
<b>NOI</b>	\$61,990.20	\$63,893.54
<b>CAP RATE</b>	8.00%	8.24%
<b>PURCHASE PRICE</b>	\$775,000.00	\$775,000.00