

Brewers Hill

Proforma

Financial Statement - Budget vs Actual

2021 - YTD 2025 Vacancy Rate	2.61%	1
2023 - YTD 2025 Renewal %	60%	

Account Name	Proforma	Rent Roll Summary Brewers Hill - 1835 N 2nd St.
Income		Total Number of Units 36
Rent		Total Occupied Units 35
Gross Rent	356,400.00 2	Average Rent per Units \$ 742.71
Vacancy / Loss to Collections Total 3.61%	-12,962.04 1	
Pet Rent	7,040.18	
Net Rent	350,478.14	Average Liability Insurance per Unit \$ 9.50
Parking Rent	11,178.00 3	Average Utility Package Fee (base) \$ 10.00
Amenity Income	4,187.90 4	Average Utility Package Fee (per occupant) \$ 10.00
Reimbursement Income	15,478.72	
Miscellaneous Income	5,450.00	3 Total Cat Rent (\$45 per Unit) \$ 135.00
Income	386,772.76	5 Total Dog Rent (\$45 per Unit) \$ 225.00
Operating Expenses		16 Total Storage Rent Spaces (\$5 per Space) \$ 80.00
Direct Expense		23 Potential Outdoor Market Parking Rent (\$45 per space) \$ 1,035.00
Management Fee	15,470.91 5	
General and Administrative	680.00	
Accounting Services	1,944.00	
Commission Expense	5,000.00	
Marketing and Advertising	2,960.00	
Electric	1,880.00	
Gas	9,030.00	
Trash / Recycling	1,770.00	
Water & Sewer	5,870.00	
Repairs & Supplies	6,000.00	
Maintenance & Services	24,380.00	
Turn Cost	13,890.00	
Direct Expense	88,874.91	
Insurance	8,805.00	
Property Tax	47,167.60	
Operating Expenses	144,847.51	
Net Operating Income	241,925.26	

Notes

- 1 Vacancy adjusted to 2.61% based on historical average.
- 2 Market Rent from Rent Roll.
- 3 Outdoor parking market rent is \$45 per space. Some renewal units adjusting
- 4 Amenity income includes storage income, laundry income, and cable/telephone income.
- 5 Management Fee at 4%.