

Income and Expenses (2025)			
Type	Projection	Total	
Income			
Proforma Income	Proforma	\$	331,390.08
Residential Income	Actual	\$	291,592.32
Expense			
Vacany & Credit Loss	Projected (3%)	\$	8,747.77
Property Tax	Actual	\$	37,726.80
Water and Sewer	Actual	\$	13,666.68
Insurance	Actual	\$	7,843.37
Electric/Gas (Common Areas)	Actual	\$	15,000.00
Repairs & Maintenance	Actual	\$	3,000.00
Porter Fees	Actual	\$	4,980.00
Management Fee	Projected	\$	10,000.00
Total Expenses		\$	100,964.62
Net Operating Income		\$	190,627.70
Proforma Net Operating Income		\$	230,425.46