

# PROFORMA FOR 407 LAKE HOWELL ROAD, MAITLAND, FL

## APRIL 2026

### MONTHLY AVERAGE EXPENSES

### MONTHLY AVERAGE RENTS

#### OPERATING EXPENSES MO.

#### GROSS INCOME-RENTS MO.

EXPENSES

**\$12,188**

ELECTRIC: \$800

WATER: \$163

DUMPSTER: \$74

INSURANCE: \$479

REAL ESTATE TAXES: \$1240

LAWN: \$150

JANITORIAL: \$500

WI-FI: \$138

MANAGEMENT: \$894

TOTAL MO: \$4438 (ANNUAL \$53,256)

TOTAL MO: \$12,188 (ANNUAL \$146,256)

**NET OPERATING INCOME MONTHLY: \$7750**

**ANNUAL NET INCOME \$93,000.00**

**PRICE: \$1,295,000**

**CAP RATE: 7.18**