

Laurel Lakes Projected Proforma 2025

Account Name	Total
Operating Income & Expense	
Income	
RENTS	
Rent Income-ev-Based on Market Value and full occupancy	323,443.00
HUD Rent Income	17,957.00
Total RENTS	341,400.00
FEES	
Pet Fee-Non Refundable	600.00
Utility Reimbursement Fee	13,358.86
Total FEES	13,958.86
Total Operating Income	355,358.86
Expense	
CLEANING AND MAINTENANCE	
General Maintenance - Averaged at \$2000 per property	40,000.00
Landscaping- Vacant units	2,000.00
Total CLEANING AND MAINTENANCE	42,000.00
INSURANCE	
Property Insurance	20,111.30
Total INSURANCE	20,111.30
LEGAL AND OTHER PROFESSIONAL FEES	
Legal	700.00
Rental Registrations	2,000.00
Total LEGAL AND OTHER PROFESSIONAL FEES	2,700.00
MANAGEMENT FEES	
Management Fees	16,440.00
Total MANAGEMENT FEES	16,440.00
TAXES	
Property Tax	17,180.16
Total TAXES	17,180.16
UTILITIES	
Electricity	0.00
Gas	0.00
Sewer	0.00
Garbage and Recycling	0.00
Total UTILITIES	0.00
Total Operating Expense	98,431.46
NOI - Net Operating Income	256,927.40
Total Income	355,358.86
Total Expense	98,431.46
Net Income	256,927.40
Sale Price	2,000,000.00
CAP Rate	12.85%