

**Chasseur Realty Investors  
2026 Pro Forma  
White Oak**

Last Revised: 3/24/2026 By: RMD

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>RECEIPTS:</b>													
NET RENT RECEIPTS	20,765	20,854	20,943	21,032	21,121	21,228	21,335	21,442	21,568	21,694	21,820	21,946	255,748
OTHER RECEIPTS	7,134	6,879	6,654	6,614	6,879	6,654	6,614	18,879	6,654	6,614	6,579	6,654	92,808
<b>TOTAL RECEIPTS</b>	<b>27,899</b>	<b>27,733</b>	<b>27,597</b>	<b>27,646</b>	<b>28,000</b>	<b>27,882</b>	<b>27,949</b>	<b>40,321</b>	<b>28,222</b>	<b>28,308</b>	<b>28,399</b>	<b>28,600</b>	<b>348,556</b>
<b>OPERATING DISBURSEMENTS:</b>													
ADMINISTRATION	1,935	2,927	1,920	2,172	1,940	1,934	1,937	2,556	1,951	1,955	1,960	1,970	25,157
PERSONNEL	2,231	2,231	2,231	2,225	2,220	2,220	2,220	2,220	2,220	2,220	2,220	2,220	26,677
MATERIALS	259	259	259	259	259	259	259	259	259	259	259	259	3,108
CONTRACT & REPAIRS	415	415	475	275	325	475	275	325	475	275	275	275	4,280
UTILITY EXPENSE	4,027	4,027	4,027	4,027	4,027	4,027	4,027	4,027	4,027	4,027	4,027	4,027	48,324
TAXES & INSURANCE	6,123	6,123	6,123	6,123	6,123	6,123	6,123	6,123	6,123	6,123	6,123	6,123	73,476
<b>TOTAL OPERATING DISB.</b>	<b>14,990</b>	<b>15,982</b>	<b>15,035</b>	<b>15,081</b>	<b>14,894</b>	<b>15,038</b>	<b>14,841</b>	<b>15,510</b>	<b>15,055</b>	<b>14,859</b>	<b>14,864</b>	<b>14,874</b>	<b>181,022</b>
<b>CASH FLOW BEFORE REC. REPL.</b>	<b>12,909</b>	<b>11,751</b>	<b>12,562</b>	<b>12,565</b>	<b>13,106</b>	<b>12,844</b>	<b>13,108</b>	<b>24,811</b>	<b>13,167</b>	<b>13,449</b>	<b>13,535</b>	<b>13,726</b>	<b>167,534</b>
RECURRING REPLACEMENTS	760	760	760	760	760	1,177	1,177	417	-	-	760	760	8,091
<b>CASH FLOW FROM OPERATIONS</b>	<b>12,149</b>	<b>10,991</b>	<b>11,802</b>	<b>11,805</b>	<b>12,346</b>	<b>11,667</b>	<b>11,931</b>	<b>24,394</b>	<b>13,167</b>	<b>13,449</b>	<b>12,775</b>	<b>12,966</b>	<b>159,443</b>
DEBT SERVICE	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	81,000
CAPITAL IMPROVEMENTS	125	125	125	125	125	125	125	125	125	125	125	125	1,500
<b>NET CASH FLOW</b>	<b>5,274</b>	<b>4,116</b>	<b>4,927</b>	<b>4,930</b>	<b>5,471</b>	<b>4,792</b>	<b>5,056</b>	<b>17,519</b>	<b>6,292</b>	<b>6,574</b>	<b>5,900</b>	<b>6,091</b>	<b>76,943</b>
<b>Economic Occupancy</b>	<b>94.5%</b>	<b>94.5%</b>	<b>94.6%</b>	<b>94.6%</b>	<b>94.6%</b>	<b>94.5%</b>	<b>94.6%</b>	<b>94.6%</b>	<b>94.6%</b>	<b>94.6%</b>	<b>94.6%</b>	<b>94.6%</b>	<b>94.6%</b>