

312 W JJ DRIVE
GREENSBORO ARCADIA INN

**ACTUAL
2023**

**Pro Forma
12 months**

Gross Rents	\$747,277.00	\$1,162,720.00
Vacancy		\$116,272.00
Net Rents		\$1,046,448.00
Advertising	\$4,731.00	\$5,677.20
Insurance	\$42,559.00	\$42,559.00
Repairs to Units	\$16,513.00	\$19,815.60
Taxes	\$30,856.00	\$30,856.00
Utilities	\$178,444.00	\$178,444.00
Bank Charges	\$2,545.00	\$3,054.00
Dues & Subscriptions	\$2,002.00	\$2,402.40
Gardening	\$2,238.00	\$2,685.60
Internet	\$70.00	\$84.00
Licenses & Permits	\$3,513.00	\$4,215.60
Lodging Supplies	\$11,603.00	\$13,923.60
Merchant Fees	\$470.00	\$564.00
Misc	\$3,963.00	\$4,755.60
Office Expense	\$24,886.00	\$29,863.20
Payroll	\$36,474.00	\$43,768.80
Resale Items	\$5,617.00	\$6,740.40
Security	\$21,807.00	\$26,168.40
Telephone	<u>\$2,393.00</u>	<u>\$2,871.60</u>
Total Operating Expenses	\$390,684.00	\$418,449.00
Net Income from Operations	<u>\$356,593.00</u>	<u>\$627,999.00</u>

