

Properties: 340 Elmwood Ave - 340 Elmwood			
	2024	2025 Projection	Proforma
Operating Income & Expense			
Income			
MONTHLY RENT		\$ 7,120.00	\$ 7,600.00
RENT REVENUE	\$ 71,620.00	\$ 85,440.00	\$ 91,200.00
VACANCY		\$ 4,272.00	\$ 4,560.00
ADJUSTED INCOME		\$ 81,168.00	\$ 86,640.00
OTHER REVENUE	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Total Operating Income	\$ 72,620.00	\$ 82,168.00	\$ 87,640.00
Expense			
REPAIRS & MAINTENANCE	\$ 3,500.00	\$ 4,108.40	\$ 4,382.00
UTILITIES	\$ 7,850.00	\$ 8,025.00	\$ 8,025.00
LANDSCAPING	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
TRASH REMOVAL	\$ 1,160.00	\$ 1,159.00	\$ 1,159.00
INSURANCE	\$ 6,500.00	\$ 6,497.00	\$ 6,497.00
MANAGEMENT	\$ 3,631.00	\$ 4,108.40	\$ 4,382.00
PROPERTY TAXES	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00
Total Operating Expense	\$ 31,741.00	\$ 32,997.80	\$ 33,545.00
NOI - Net Operating Income	\$ 40,879.00	\$ 49,170.20	\$ 54,095.00