

628 SOUTHWIND CIRCLE - RENT ROLL

| UNIT | BEDS | BATHS | OCCUPANCY | NOTES | CURRENT MONTHLY RENT |
|------|--------|-------|-----------|-------|----------------------|
| 1 | 1.0 | 1.0 | Occupied | MTM | \$ 1,625.00 |
| 2 | 2.0 | 1.0 | Occupied | MTM | \$ 1,700.00 |
| 3 | 2.0 | 1.0 | Occupied | MTM | \$ 1,650.00 |
| 4 | 1.0 | 1.0 | Occupied | MTM | \$ 1,700.00 |
| 5 | 1.0 | 1.0 | Occupied | MTM | \$ 1,650.00 |
| 6 | 2.0 | 1.0 | Occupied | MTM | \$ 1,740.00 |
| 7 | 2.0 | 1.0 | Occupied | MTM | \$ 1,800.00 |
| 8 | 1.0 | 1.0 | Occupied | MTM | \$ 1,600.00 |
| 9 | 3.0 | 1.0 | Occupied | MTM | \$ 2,140.00 |
| 10 | Studio | 1.0 | Occupied | MTM | \$ 1,450.00 |
| 11 | 2.0 | 1.0 | Occupied | MTM | \$ 1,775.00 |
| 12 | 1.0 | 1.0 | Occupied | MTM | \$ 1,625.00 |
| | 18.0 | 12.0 | | | \$ 20,455.00 |

PROFIT & LOSS - 628 SOUTHWIND CIRCLE

| | | |
|----------------------------------|----|-------------------|
| Annual Rental Income | \$ | 245,460.00 |
| | | |
| Property Taxes | \$ | 32,011.00 |
| Insurance Premium | \$ | 8,700.00 |
| Repairs & Maintenance | \$ | 4,200.00 |
| Property Management | \$ | 0.00 |
| Utilities | \$ | 3,351.00 |
| Landscaping | \$ | 1,275.00 |
| Vacancy Loss | \$ | 2,454.60 |
| Elevator Maintenance | \$ | 2,644.00 |
| Total Expenses | \$ | 54,635.60 |
| | | |
| Net Operating Income | \$ | 190,824.40 |

628 SOUTHWIND CIRCLE - PROFORMA

| | | |
|----------------------------------|----|-------------------|
| Annual Rental Income | \$ | 331,200.00 |
| | | |
| Property Taxes | \$ | 72,000.00 |
| Insurance Premium | \$ | 18,000.00 |
| Repairs & Maintenance | \$ | 4,000.00 |
| Property Management | \$ | 9,936.00 |
| Utilities | \$ | 3,351.00 |
| Landscaping | \$ | 1,275.00 |
| Vacancy Loss | \$ | 2,484.00 |
| Elevator Maintenance | \$ | 2,644.00 |
| Total Expenses | \$ | 113,690.00 |
| | | |
| Net Operating Income | \$ | 217,510.00 |