

Annual Property Operating Data (APOD) PROFORMA
9368 Valley View Drive NW

INCOME

Unit #	Type	Size (approx)	Actual Rent	Market Rent
Anytime Fitness Building	1	5046	\$ 9,000.00	\$ 9,000.00

Monthly Rent	\$ 9,000.00
Annualized Rent	\$ 108,000.00
Loss: Loss to Vacancy	5% \$ 5,400.00
Gross Operating Income	\$ 102,600.00

EXPENSES (ANNUAL)

Real Estate Taxes (2026 Taxes)
 Hazard Insurance (actual)
 Property Management (off-site) ??
 Repairs and Maintenance (estimated)

Utilities (estimated)

Water	tenant paid	\$
Gas	tenant paid	\$
Electric	tenant paid	\$
Sewer	tenant paid	\$
Total Utilities		

Reserve for Replacement (estimated)

Total Operating Expenses \$

Net Operating Income \$

\$20,000 Estimated

\$5,400

0

0

75

35

250

75

\$ 435.00

\$ 25,835.00

\$ 76,765.00