

Fox Ridge Pro Forma	
Income	Annualized
Gross Potential Income	\$ 250,608.00
Less Vacancy (3%)	\$ 7,518.24
Effective Rental Income	\$ 243,089.76
Other Income	
Smoking Income	\$ 260.00
Pet Rent	\$ 1,158.00
Late Fee	\$ 1,214.00
Laundry	\$ 2,667.00
Water/Sewer Income	\$ 8,389.17
Total Other Income	\$ 13,688.17
Effective Gross Income	\$ 256,777.93
Expense	Annualized
Property Taxes (2025)	\$ 22,430.29
Insurance	\$ 9,383.14
Gas & Electric	\$ 8,825.55
Water & Sewer	\$ 13,562.67
Payroll	\$ 6,823.81
Maintenance Supplies	\$ 4,783.76
Landscaping & Snow Removal	\$ 9,006.37
Outside Services	\$ 9,223.08
Waste Removal	\$ 2,501.65
Cleaning Expense	\$ 1,430.00
Advertising	\$ 681.00
Management Fee (4%)	\$ 10,271.12
Total Expenses	\$ 98,922.44
Expenses as Percent of EGI	39%
<b>Net Operating Income</b>	<b>\$ 157,855.49</b>

Fox Ridge Apartment Homes  
24 Units | Built in 1977  
201 & 207 Weed Street Fox Lake, WI 53933