

Actual 2023 P&L

Income/Expenses	9192A	9192B	9200A	9200B	9212A	9212B	Total
<b>Rental Income</b>	\$68,247.38	\$65,338.68	\$57,155.48	\$55,930.00	\$64,886.24	\$62,283.23	\$373,841.01
<b>Miscellaneous Income</b>	\$2,043.70	\$1,575.00	\$150.00	\$225.00	\$775.00	\$2,175.00	\$6,943.70
<b>TOTAL GROSS INCOME:</b>	\$70,291.08	\$66,913.68	\$57,305.48	\$56,155.00	\$65,661.24	\$64,458.23	\$380,784.71
<b>Expenses:</b>							
<b>Cleaning</b>	-\$390.00	\$105.00	\$360.90	-\$605.00	\$115.00	\$0.00	-\$414.10
<b>Pest Control</b>	\$0.00	\$1,190.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,190.00
<b>Repairs/Maintenance</b>	\$1,786.12	\$1,322.54	\$9,367.40	\$905.22	\$2,064.00	\$1,058.93	\$16,504.21
<b>HOA Dues</b>	\$4,320.00	\$4,320.00	\$4,320.00	\$4,320.00	\$4,320.00	\$4,320.00	\$25,920.00
<b>Electricity</b>	\$15.64	\$177.71	\$431.32	\$52.91	\$48.78	-\$30.39	\$695.97
<b>Water</b>	-\$8.70	\$77.18	\$43.33	\$0.00	\$41.00	\$0.00	\$152.81
<b>Sewer</b>	\$2,327.33	\$3,538.62	\$2,918.46	\$3,396.16	\$2,633.55	\$2,650.62	\$17,464.74
<b>Natural Gas</b>	\$152.08	\$87.60	\$234.88	\$49.62	-\$13.09	\$0.00	\$511.09
<b>Management Fees</b>	\$3,690.29	\$3,515.19	\$3,000.67	\$2,948.15	\$3,447.23	\$3,356.12	\$19,957.65
<b>Accounting and Legal</b>	\$0.00	\$351.45	\$0.00	\$0.00	\$419.14	\$0.00	\$770.59
<b>Processing Fees</b>	\$48.00	\$48.00	\$48.00	\$48.00	\$48.00	\$48.00	\$288.00
<b>Other Expenses</b>	-\$20.00	-\$40.00	-\$50.00	\$0.00	-\$250.94	\$0.00	-\$360.94
<b>Property Insurance</b>	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$7,200.00
<b>Property Taxes</b>	\$3,973.00	\$3,973.00	\$3,973.00	\$3,973.00	\$3,973.00	\$3,973.00	\$23,838.00
<b>TOTAL OPERATING EXPENSES:</b>	\$17,093.76	\$19,866.29	\$25,847.96	\$16,288.06	\$18,045.67	\$16,576.28	\$113,718.02
<b>NET OPERATING INCOME:</b>	\$53,197.32	\$47,047.39	\$31,457.52	\$39,866.94	\$47,615.57	\$47,881.95	\$267,066.69

9192 Brogan - Steve Salem

Unit	Rents	Lease Dates
9192A 103	\$1,595	
9192A 104	\$1,495	
9192A 203	\$1,395	
9192A 204	\$1,395	
9192B 101	\$1,495	
9192B 102	\$1,395	
9192B 201	\$1,450	
9192B 202	\$1,395	
<b>TOTAL</b>	<b>\$11,615</b>	

9200 Brogan - Steve Soares

Unit	Rents	Lease Dates
9200A 103	\$1,395	
9200A 104	\$1,195	
9200A 203	\$1,195	
9200A 204	\$1,495	
9200B 101	\$1,320	
9200B 102	\$1,395	
9200B 201	\$1,295	
9200B 202	Vacant	
<b>TOTAL</b>	<b>\$9,290</b>	

9212 Brogan - Steve Figuerido

<b>Unit</b>	<b>Rents</b>	<b>Lease Dates</b>
<b>9212A 103</b>	\$1,420	
<b>9212A 104</b>	\$1,595	
<b>9212A 203</b>	\$1,295	
<b>9212A 204</b>	\$1,400	
<b>9212B 101</b>	\$1,595	
<b>9212B 102</b>	\$1,300	
<b>9212B 201</b>	\$1,350	
<b>9192B 202</b>	\$1,325	
<b>TOTAL</b>	\$11,280	

## Rent Roll

Unit	Rents	Lease End
9192A 103	\$1,295	
9192A 104	VACANT	
9192A 203	\$1,395	6/30/24
9192A 204	\$1,395	5/31/24
9192B 101	\$1,495	MTM
9192B 102	\$1,395	MTM
9192B 201	\$1,450	MTM
9192B 202	\$1,395	6/30/24
9200A 103	\$1,395	4/30/24
9200A 104	\$1,195	7/31/24
9200A 203	\$1,195	7/31/24
9200A 204	\$1,495	MTM
9200B 101	\$1,320	9/30/24
9200B 102	\$1,395	4/30/24
9200B 201	\$1,295	9/30/24
9200B 202	\$1,195	7/31/24
9212A 103	\$1,420	MTM
9212A 104	\$1,595	MTM
9212A 203	\$1,295	9/30/24
9212A 204	\$1,400	MTM
9212B 101	\$1,595	MTM
9212B 102	\$1,300	MTM
9212B 201	\$1,350	MTM
9192B 202	\$1,325	8/31/24
<b>TOTAL</b>	<b>\$31,585.00</b>	

Pro-Forma

Income/Expenses	Actual 2023	Current Rents	Market Rents of \$1495
<b>Rental Income</b>	\$373,841.01	\$394,560.00	\$430,560.00
<b>Miscellaneous Income</b>	\$6,943.70	\$7,000.00	\$7,000.00
<b>Utility Reimbursement \$60/month</b>	\$0.00	\$0.00	\$17,280.00
<b>TOTAL GROSS INCOME:</b>	\$380,784.71	\$401,560.00	\$454,840.00
<b>Expenses:</b>			
<b>Vacancy 2%</b>	0	\$7,891.20	\$8,611.20
<b>Cleaning</b>	-\$414.10	\$0.00	\$0.00
<b>Pest Control</b>	\$1,190.00	\$500.00	\$500.00
<b>Repairs/Maintenance</b>	\$16,504.21	\$12,000.00	\$12,000.00
<b>HOA Dues</b>	\$25,920.00	\$28,440.00	\$28,440.00
<b>Electricity</b>	\$695.27	\$600.00	\$600.00
<b>Water</b>	\$152.81	\$150.00	\$150.00
<b>Sewer</b>	\$17,467.74	\$15,600.00	\$15,600.00
<b>Natural Gas</b>	\$511.09	\$550.00	\$550.00
<b>Management Fees</b>	\$19,957.65	\$17,400.10	\$18,987.70
<b>Accounting and Legal</b>	\$770.59	\$750.00	\$750.00
<b>Processing Fees</b>	\$288.00	\$288.00	\$288.00
<b>Other Expenses</b>	-\$360.94	\$0.00	\$0.00
<b>Property Insurance</b>	\$7,200.00	\$7,200.00	\$7,200.00
<b>Property Taxes</b>	\$23,838.00	\$23,838.00	\$23,838.00
<b>TOTAL OPERATING EXPENSES:</b>	\$113,720.32	\$115,207.30	\$117,514.90
<b>NET OPERATING INCOME:</b>	\$267,064.39	\$286,352.70	\$337,325.10
<b>CAP RATE at \$5,580,000</b>	4.79%	5.13%	6.05%