

40-102		2023		2024		2025		2026
fully furnished	2 bedroom, 2.5 bath 1104 sf	(total property) 2023	2023 actual	(total property) 2024	2024 actual/32	(total property) 2025	2025 actual	2026 proforma
Income	rent	VRBO, AirBnb + monthly	\$20,076	VRBO, AirBnb + monthly	\$22,417	long term lease	\$24,800	\$26,200
	pet fees		\$0		\$0		\$0	\$0
	fees		\$0		\$0		\$0	\$0
Total Income			\$20,076.00		\$22,417.00		\$24,800.00	\$26,200.00
Expenses	accounting	3000	\$94	3019	\$94	4075	\$127	
	advertising	180	\$6	144	\$5	0		
	appliances	0	\$0	0	\$0	0		
	cleaning	tenant	\$0	tenant	\$0	tenant		
	HOA		\$0		\$0		\$0	\$1,200
	insurance	15667	\$490	18231	\$570	22075	\$690	\$500
	internet	0	\$900	0	\$900		\$150	\$150
	landscape	0	\$0	680	\$21	5352	\$167	\$0
	maintenance		\$0		\$0		\$0	
	management	owner	\$0	owner		owner		
	pest control	mostly owner		mostly owner				
	property electric	500	\$16	516	\$16	516	\$16	\$20
	property taxes	15903	\$497	15903	\$497	15903	\$497	\$497
	supplies	0	\$0	0	\$0		\$99	
	trash	4800	\$150	5294	\$165	5361	\$168	
	unit electric		\$1,200		\$1,200		\$1,200	\$0
	water -submetered 8/25	16000	\$500	17458	\$546	16685.87	\$521	\$521
	Total Expenses	\$56,050	\$3,852	\$61,245	\$4,014	\$69,968	\$3,635	\$2,888
Profit			\$16,224		\$18,403		\$21,165	\$23,312