2026 PRO FORMA OPERATING STATEMENT (T12)

1893 Third Avenue, Macon, Georgia **|** 3-Unit Multifamily

Pro Forma Period: January-December 2026

Units	Pro Forma Gross Rental Income	Operating Expenses	Pro Forma NOI
3	**$28,800**	**$2,254**	**$26,546**

2026 Pro Forma Rent Roll

Unit	Monthly Rent
Unit A	$800
Unit B	$800
Unit C	$800
Total Monthly Rent	**$2,400**

Monthly Operating Statement - 2026 Pro Forma

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Gross Rental Income	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$28,800
Operating Expenses	$51	$79	$130	$70	$120	$188	$128	$120	$141	$1,064	$39	$124	$2,254
Net Operating Income (NOI)	**$2,349**	**$2,321**	**$2,270**	**$2,330**	**$2,280**	**$2,212**	**$2,272**	**$2,280**	**$2,259**	**$1,336**	**$2,361**	**$2,276**	**$26,546**

Water and trash are included in rent. Tenants pay for electricity.