

PRO-FORMA - 914 14th St SW

| Projected Income | 2025 Projected Rents | | | | | | | | | | | | |
|-----------------------------|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| Income | JAN | FEB | MAR | APRIL | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC | Total |
| Rental Income | \$ 15,525.00 | \$ 15,525.00 | \$ 15,600.00 | \$ 15,650.00 | \$ 15,725.00 | \$ 15,800.00 | \$ 15,850.00 | \$ 15,900.00 | \$ 15,925.00 | \$ 15,950.00 | \$ 15,970.00 | \$ 15,990.00 | \$ 189,410.00 |
| Late Fees, Misc | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 1,200.00 |
| Total Income | \$ 15,675.00 | \$ 15,675.00 | \$ 15,750.00 | \$ 15,800.00 | \$ 15,875.00 | \$ 15,950.00 | \$ 16,000.00 | \$ 16,050.00 | \$ 16,075.00 | \$ 16,100.00 | \$ 16,120.00 | \$ 16,140.00 | \$ 191,210.00 |
| Projected Expenses | | | | | | | | | | | | | |
| Expenses | JAN | FEB | MAR | APRIL | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC | Total |
| Repairs and Maintenance | \$ 400.00 | \$ 400.00 | \$ 400.00 | \$ 400.00 | \$ 600.00 | \$ 600.00 | \$ 600.00 | \$ 600.00 | \$ 600.00 | \$ 400.00 | \$ 400.00 | \$ 400.00 | \$ 5,800.00 |
| Insurance | \$ 826.00 | \$ 826.00 | \$ 826.00 | \$ 826.00 | \$ 826.00 | \$ 826.00 | \$ 826.00 | \$ 826.00 | \$ 826.00 | \$ 826.00 | \$ 826.00 | \$ 826.00 | \$ 9,912.00 |
| Taxes | \$ 138.00 | \$ 138.00 | \$ 138.00 | \$ 138.00 | \$ 138.00 | \$ 138.00 | \$ 138.00 | \$ 138.00 | \$ 138.00 | \$ 138.00 | \$ 138.00 | \$ 138.00 | \$ 1,656.00 |
| Advertising | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 948.00 |
| Pest Control | \$ 500.00 | | | | | | \$ 500.00 | | | | | | \$ 1,000.00 |
| Waste Collection | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 4,200.00 |
| Lawn Maintenance | | | \$ 400.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 250.00 | | | \$ 3,650.00 |
| Total Expenses | \$ 2,293.00 | \$ 1,793.00 | \$ 2,193.00 | \$ 2,293.00 | \$ 2,493.00 | \$ 2,493.00 | \$ 2,993.00 | \$ 2,493.00 | \$ 2,493.00 | \$ 2,043.00 | \$ 1,793.00 | \$ 1,793.00 | \$ 27,166.00 |
| Net Operating Income | \$ 13,382.00 | \$ 13,882.00 | \$ 13,557.00 | \$ 13,507.00 | \$ 13,382.00 | \$ 13,457.00 | \$ 13,007.00 | \$ 13,557.00 | \$ 13,582.00 | \$ 14,057.00 | \$ 14,327.00 | \$ 14,347.00 | \$ 164,044.00 |

Rental increase of 3% annually. Major Capital investment of over \$1,050,000 has been made to the property. Improvements include: Total renovation of all units, new kitchens, new HVAC, new bathrooms, new flooring, new paint, new appliances. exterior paint, new metal roof, new entry doors, new exterior lights, new parking areas, new landscaping, new sewer lines through most of property, New water lines from street

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| Projected Income | 2026 Projected Rents | | | | | | | | | | | | |
|-----------------------------|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| Income | JAN | FEB | MAR | APRIL | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC | Total |
| Rental Income | \$ 15,990.00 | \$ 15,990.00 | \$ 16,050.00 | \$ 16,125.00 | \$ 16,175.00 | \$ 16,250.00 | \$ 16,275.00 | \$ 16,325.00 | \$ 16,375.00 | \$ 16,400.00 | \$ 16,450.00 | \$ 16,475.00 | \$ 194,880.00 |
| Late Fees, Misc | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 1,200.00 |
| Total Income | \$ 16,140.00 | \$ 16,140.00 | \$ 16,200.00 | \$ 16,275.00 | \$ 16,325.00 | \$ 16,400.00 | \$ 16,425.00 | \$ 16,475.00 | \$ 16,525.00 | \$ 16,550.00 | \$ 16,600.00 | \$ 16,625.00 | \$ 196,680.00 |
| Projected Expenses | | | | | | | | | | | | | |
| Expenses | JAN | FEB | MAR | APRIL | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC | Total |
| Repairs and Maintenance | \$ 400.00 | \$ 400.00 | \$ 400.00 | \$ 400.00 | \$ 600.00 | \$ 600.00 | \$ 600.00 | \$ 600.00 | \$ 600.00 | \$ 400.00 | \$ 400.00 | \$ 400.00 | \$ 5,800.00 |
| Insurance | \$ 845.00 | \$ 845.00 | \$ 845.00 | \$ 845.00 | \$ 845.00 | \$ 845.00 | \$ 845.00 | \$ 845.00 | \$ 845.00 | \$ 845.00 | \$ 845.00 | \$ 845.00 | \$ 10,140.00 |
| Taxes | \$ 145.00 | \$ 145.00 | \$ 145.00 | \$ 145.00 | \$ 145.00 | \$ 145.00 | \$ 145.00 | \$ 145.00 | \$ 145.00 | \$ 145.00 | \$ 145.00 | \$ 145.00 | \$ 1,740.00 |
| Advertising | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 79.00 | \$ 948.00 |
| Pest Control | \$ 500.00 | | | | | | \$ 500.00 | | | | | | \$ 1,000.00 |
| Waste Collection | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 350.00 | \$ 4,200.00 |
| Lawn Maintenance | | | \$ 400.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 250.00 | | | \$ 3,650.00 |
| Total Expenses | \$ 2,319.00 | \$ 1,819.00 | \$ 2,219.00 | \$ 2,319.00 | \$ 2,519.00 | \$ 2,519.00 | \$ 3,019.00 | \$ 2,519.00 | \$ 2,519.00 | \$ 2,069.00 | \$ 1,819.00 | \$ 1,819.00 | \$ 27,478.00 |
| Net Operating Income | \$ 13,821.00 | \$ 14,321.00 | \$ 13,981.00 | \$ 13,956.00 | \$ 13,806.00 | \$ 13,881.00 | \$ 13,406.00 | \$ 13,956.00 | \$ 14,006.00 | \$ 14,481.00 | \$ 14,781.00 | \$ 14,806.00 | \$ 169,202.00 |

Rental increase of 3% annually. Major Capital investment of over \$1,050,000 has been made to the property. Improvements include: Total renovation of all units, new kitchens, new HVAC, new bathrooms, new flooring, new paint, new appliances. exterior paint, new metal roof, new entry doors, new exterior lights, new parking areas, new landscaping, new sewer lines through most of property, New water lines from street