2026 T12 OPERATING STATEMENT - ACTUAL / PRO FORMA

1071-1079 Walnut Street, Macon, Georgia | 6-Unit Multifamily

Asking Price: $710,000 | Reporting / Pro Forma Period: January-December 2026

Asking Price	Units	2026 Gross Income	2026 Operating Expenses	2026 NOI	Cap Rate
$710,000	**6**	**$70,480**	**$10,795**	**$59,685**	**8.41%**

2026 Rent Roll / Pro Forma

Unit	Monthly Rent
1071A	$860
1071B	$830
1071C	$1,270
1079A	$860
1079B	$910
1079C	$1,210
Total Monthly Rent	**$5,940**

Operating Expense Category	2026 Amount
Real Estate Taxes	$4,006
Trash / Garbage	$1,440
Water & Sewer	$1,968
Lawn Care	$320
Street Lighting / Common Electric	$324
Insurance	$2,700
Other / Miscellaneous Operating Expenses	$37
Total Operating Expenses	**$10,795**

Monthly Operating Statement - 2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Gross Operating Income	$5,840	$5,840	$5,840	$5,840	$5,840	$5,840	$5,840	$5,840	$5,940	$5,940	$5,940	$5,940	$70,480
Operating Expenses	$158	$234	$577	$183	$223	$583	$249	$240	$600	$214	$6,946	$588	$10,795
Net Operating Income (NOI)	**$5,682**	**$5,606**	**$5,263**	**$5,657**	**$5,617**	**$5,257**	**$5,591**	**$5,600**	**$5,340**	**$5,726**	**$-1,006**	**$5,352**	**$59,685**

Notes: Rents include water and trash; tenants pay electricity. The uploaded 2026 source is labeled PROFORMA. This presentation preserves the supplied monthly figures and rent roll. The monthly operating-expense figures total $10,795. The listed recurring expense categories total $10,758; the $37 difference is presented as Other / Miscellaneous Operating Expenses so the annual summary reconciles to the supplied monthly data. NOI excludes financing/debt service. Cap rate is calculated as $59,685 NOI / $710,000 asking price = 8.41%.