

Current Stabilized Proforma (2025 Projected)

Proforma Current				
	Monthly	Annually	Per Unit	
Contract	\$31,902			
Market	\$3,000			
Total	\$34,902	\$418,824	\$873	
Utility Reimbursment	\$3,000	\$36,000	\$75	
Laun/Misc (2%)		\$8,376	\$209	
Total		\$463,200	\$11,580	
Vacancy & Collectio	-\$27,792	\$435,408	\$10,885	
Effective Gross Income		\$435,408		
Expenses				
RE Taxes		\$10,823	\$271	
Insurance		\$10,000	\$250	
Management (7%)		\$30,479	\$762	
Misc Admin		\$1,500	\$38	
Maintenance		\$30,000	\$750	
Utilities		\$46,000	\$1,150	
Trash		\$9,000	\$225	
				OER:
Total Expenses		\$137,802	\$3,445	0.32
NOI		\$297,607	\$7,440	

Potential Rents

Potential (Increased Rents)				
	Monthly	Annually	Per Unit	
Market	\$42,400			
Total	\$42,400	\$508,800	\$1,060	
Utility Reimbursement	\$3,000	\$36,000	\$75	
Laun/Misc (2%)		\$10,176	\$254	
Total		\$554,976	\$13,874	
Vacancy & Collection (6%)	-\$33,299	\$521,677	\$13,042	
Expenses				
RE Taxes		\$10,823	\$271	
Insurance		\$10,000	\$250	
Management (7%)		\$36,517	\$913	
Misc Admin		\$1,500	\$38	
Maintenance		\$30,000	\$750	
Utilities		\$46,000	\$1,150	
Trash		\$9,000	\$225	
				OER:
Total Expenses		\$143,840	\$3,596	<u>0.22</u>
NOI		\$377,837	\$9,446	

Sensitivity Analysis with Rent Increases

6.5% cap	\$5,812,877
7% cap	\$5,397,672
7.5% cap	\$5,037,827

Unit	Number of Units	Potential Rent	Annual	Monthly
3 bed/1.5 bath	12	\$1,200	\$172,800	\$14,400
2 bed/1 bath	28	\$1,000	\$336,000	\$28,000
			\$508,800	\$42,400

Current rents are \$719 / \$833, well below average

Opportunity to construct additional eight units

Above does not include manager's apartment (one bedroom) that could be leased