

Projected Profit and Loss Statement 2025

125/135/145 Georgia Avenue East, Fayetteville, GA 30214

Month	Unit 145	Unit 125-135		
	State Farm *	Day Care **		
January	\$ 3,000	\$ 3,500	\$ 6,500	
February	\$ 3,000	\$ 3,500	\$ 6,500	
March	\$ 3,000	\$ 3,500	\$ 6,500	
April	\$ 3,000	\$ 3,500	\$ 6,500	
May	\$ 3,000	\$ 3,500	\$ 6,500	
June	\$ 3,150	\$ 3,500	\$ 6,650	<---increase
July	\$ 3,150	\$ 3,675	\$ 6,825	<---increase
August	\$ 3,150	\$ 3,675	\$ 6,825	
September	\$ 3,150	\$ 3,675	\$ 6,825	
October	\$ 3,150	\$ 3,675	\$ 6,825	
November	\$ 3,150	\$ 3,675	\$ 6,825	
December	\$ 3,150	\$ 3,675	\$ 6,825	

Combined Total			
Rental Income:	\$ 37,050	\$ 43,050	\$ 80,100

Expenses:

Lawn Care (estimated)	\$ 396.00	\$ 792.00	\$ 1,200.00
Taxes	\$ 1,403.52	\$ 2,807.03	\$ 4,253.08
Property Insurance	\$ 1,155.00	\$ 2,310.00	\$ 3,500.00
Utilities	\$ -	\$ -	\$ -
Other expenses			
Expenses Pd By Tenan	\$ 1,799.52	\$ 5,909.03	\$ 7,708.55
Total Expenses	\$ 2,954.52	\$ 5,909.03	\$ 8,863.55

Net Operating Income	\$ 35,895	\$ 43,050	\$ 78,945
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CAP RATE 9.9%

* State Farm has a Modified Lease responsible for Lawn Care and taxes

** Day Care has a Triple Net Lease responsible for 2/3 of all expenses

Both leases have a 5% annual rental increase