

Trinity Apartments – Investor Pro Forma

1106 N. A St., Harlingen, Texas

Property Overview

- 8-unit apartment complex
- Onsite coin-operated laundry
- Stable tenant base with below-market rents
- Pro forma reflects market rent normalization only

Purchase Summary

Purchase Price	\$600,000
Price Per Unit	\$75,000

Income Comparison (Current vs Pro Forma)

Category	Current	Pro Forma (\$775/unit)
Residential Rent (8 units)	\$5,775 / month	\$6,200 / month
Laundry Income	\$200 / month	\$200 / month
Gross Monthly Income	\$5,975	\$6,400
Gross Annual Income	\$71,700	\$76,800

Operating Expenses & NOI

Item	Current	Pro Forma
Annual Operating Expenses	\$15,309.69	\$15,309.69
Net Operating Income (NOI)	56,390.31	\$61,390.31
Annual NOI Increase	-	\$5,100

Return Metrics (Unlevered)

Metric	Current	Pro Forma
Cap Rate @ \$600,000	9.40%	10.23%
NOI / Unit	\$7,048.79	7,673.79