

Pro Forma

12 Months Trailing

9/30/2025

8 Unit Apartment Building

357 Oakwood

Income			
4 - 1 Bedroom 1 Bath Units	Leased	Unit Cost	Total Per Year
Apt 101	Yes	\$ 1,178.66	\$ 14,143.92
Apt 102	Yes	\$ 1,275.00	\$ 15,300.00
Apt 103	Yes	\$ 1,339.00	\$ 16,068.00
Apt 104	Yes	\$ 1,300.00	\$ 15,600.00
4- 3 Bedroom 3 Bath Units			
Apt 201	Yes	\$ 2,200.00	\$ 26,400.00
Apt 202	Yes	\$ 2,125.00	\$ 25,500.00
Apt 203	Yes	\$ 2,214.50	\$ 26,574.00
Apt 204	Yes	\$ 2,300.00	\$ 27,600.00
Total Rental Income			\$ 167,185.92
Expenses:			
Utilities Elec/Gas			\$ 1,791.34
Water/Sewer TP			\$ 2,316.30
Taxes			\$ 32,364.30
Licensing/ Permits			\$ 900.00
Fire Alarm/Sprinkler			\$ 600.00
Insurance			\$ 7,768.00
Landscaping/Snow Removal			\$ 900.00
Maintenance			\$ 1,546.00
Management Fee @ 5%			\$ 8,360.00
Total Expenses			\$ 56,545.94
Net NOI			\$ 110,639.98
Total Expense as % of EGI			33.82%
Price16 per Beds			\$ 98,746.00
Price per SqFt @ 9.644			\$ 164.00