

919 Minnesota Proforma

Operating Data	Current	2027 Proforma
Gross Income	\$ 43,320	\$ 45,180
-Vacancy	\$ 866	\$ 904
Total Income	\$ 42,454	\$ 44,276
Less Expenses	\$ 11,549	\$ 11,435
Expenses %	27.2%	25.8%
Net Operating Income	\$ 30,905	\$ 32,841
Sales Price		\$ 419,000.00

Expense Detail	2023	2024	2025	Proforma
Property Taxes	\$ 6,047	\$ 6,135	\$ 6,469	\$ 6,804
Insurance		\$ 1,292	\$ 2,509	\$ 2,509
Utilities - Gas & Electric	\$ 230	\$ 204	\$ 217	\$ 217
Utilities - Water & Sewer		\$ 880	\$ -	\$ -
Repairs & Maintenance	\$ 1,321	\$ 330	\$ 1,386	\$ 858
Lawn & Snow	\$ 635	\$ 1,126	\$ 967	\$ 1,047
Total Operating Expenses		\$ 9,966	\$ 11,549	\$ 11,435
Unit Turn Expense	\$ 5,219	\$ -	\$ -	\$ -
Capitol Expense	\$ 3,755	\$ -	\$ -	\$ -
Gross Income	\$ 36,104	\$ 39,250	\$ 40,438	\$ 45,180