

915 Minnesota Proforma

Operating Data	Current	2027 Proforma
Gross Income	\$ 110,880	\$ 118,560
-Vacancy	\$ 2,218	\$ 2,371
Total Income	\$ 108,662	\$ 116,189
Less Expenses	\$ 34,551	\$ 33,962
Expenses %	31.8%	29.2%
Net Operating Income	\$ 74,111	\$ 82,227
Sales Price		\$ 929,000.00
CAP Rate %		8.9%

Expense Detail	2023	2024	2025	Proforma
Property Taxes	\$ 11,746	\$ 11,661	\$ 12,168	\$ 12,675
Insurance		\$ 2,864	\$ 5,562	\$ 5,562
Utilities - Gas & Electric	\$ 1,766	\$ 1,785	\$ 2,379	\$ 2,379
Utilities - Water & Sewer		\$ 4,816	\$ 897	\$ 897
Repairs & Maintenance	\$ 8,351	\$ 8,854	\$ 11,400	\$ 10,127
Lawn & Snow	\$ 1,409	\$ 2,497	\$ 2,145	\$ 2,321
Total Operating Expenses		\$ 32,477	\$ 34,551	\$ 33,962
Unit Turn Expense	\$ 12,560	\$ 20,921	\$ 17,139	\$ -
Capitol Expense	\$ 2,020	\$ -	\$ 6,933	\$ -
Gross Income	\$ 89,434	\$ 98,899	\$ 97,698	\$ 118,560