

Proforma for 2026

Projected Income: \$ 328,800

Expenses:

Cleaning	\$ 8,400.00
Computer	\$ 21,600.00
Insurance	\$ 1,100.00
Interest EX	new mtge
Lawn Mtce	\$ 3,600.00
Mtmt fees	\$ 3,600.00
Pest Control	\$ 2,000.00
Professional	
Fees:	\$ 30,000.00
Repairs &	
MTCE	\$ 17,241.00
Security	
System	\$ 7,520.00
Snow Rem.	\$ 5,715.00
Taxes	\$ 45,000.00

Total Expenses: \$ 145,776.00

Income: \$ 182,224.00

Purchase Price of \$ 3,200,000

Cap Rate 5.6%