

3135 DAUPHINE LLC

PRO FORMA

Prepared July 15, 2026

INCOME

Scheduled Rent	\$381,900
Less: Vacancy Allowance at 5%	-\$19,095
Effective Rental Income	\$362,805
Laundry Income	\$3,218
Parking Income	\$3,888
Other Income	\$1,560
Gross Operating Income	\$371,471

OPERATING EXPENSES

Insurance	\$36,937
Landscaping	\$12,000
Property Management	\$12,150
Repairs and Maintenance	\$37,800
Property Taxes	\$19,303
Utilities	\$19,892
Total Operating Expenses	\$138,082

NET OPERATING INCOME **\$233,389**

Sales Price	\$2,850,000
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CAP RATE 8.19%