Rent Roll & Income Projections

Unit	Layout	Occupancy Status	Current Rent	Projected Market Rent	Notes
Unit 1	1 Bedroom	Leased (Starts 10/1)	$2,200	$2,200	Lease commences 10/1/2026
Unit 2	1 Bedroom	Occupied (Section 8)	$2,394	$2,394	Active Section 8 tenant
Unit 3	1 Bedroom	Vacant	$0	$2,200	Historical Airbnb peak $3,000/mo
Unit 4	3 Bedroom	Owner Occupied	$0	$4,000	Can be delivered vacant at closing
Totals			$4,594 / mo	$10,794 / mo	$129,528 Annual Gross

Verified Operating Expenses (Current Actuals)

Expense Category	Description	Annual Cost
Property Taxes	Current Assessment	$23,972.00
Insurance	Building Policy	$9,100.00
Electricity	Landlord Paid (All Units)	$4,800.00
Water	Landlord Paid (All Units)	$3,916.79
WiFi	Landlord Paid (All Units)	$1,500.00
Total Fixed Actuals		$43,288.79

Market Standard Projections (Underwriting Reserves)

Expense Category	Underwriting Formula	Annual Cost
Vacancy Reserve	5% of Annual Gross	$6,476.40
Property Management	8% of Annual Gross	$10,362.24
Maintenance Reserve	5% of Annual Gross	$6,476.40
Total Reserves		$23,315.04

Proforma Valuation Summary

Metric	Financial Projection
Projected Annual Gross Income	$129,528.00
Total Operating Expenses	$66,603.83
Projected Net Operating Income (NOI)	$62,924.17

Required Marketing Disclosures

Financial Model Limit: Management, vacancy, and maintenance figures are modeled market-standard projections for underwriting purposes, not historical seller expenses.

Assumption of Liability: Property is offered strictly as-is. The buyer must assume the open municipal permit file for structural, electrical, and plumbing modifications and sign a hold-harmless agreement. Cash offers only.

Value-Add Opportunity: Current landlord-paid utilities present an immediate value-add margin if the new buyer sub-meters electricity and water to shift costs to tenants.