

Income

Category	ACTUAL		Proforma
	Year 2024	Year 2025	Year 2026
Rental Income Building	79,010	86,640	91,140
Rental income Tower	10,600	18,340	17,364
Insurance EXP reimbursement	6,355	2,168	4,541
Property tax reimbursements	12,322	12,823	19,931
Snow Removal reimbursements		9,366	15,000
Total Income	\$108,287	\$ 129,337	\$ 147,977

Expenses

Category	Year 2024	Year 2025	Proforma
Property Taxes	15,695	19,738	23,540
Insurance	6,652	5,548	5,974
Utilities (Water/Gas/Electric)			
Repairs & Maintenance	21,379	2,578	2,500
Supplies	138		
Landscaping/Snow Removal	2,246	15,545	17,000
Trash Removal			
Management fees	3,600	4,184	3,600
Total Expenses	\$ 49,710	\$ 47,593	\$ 52,614

Net Operating Income (NOI)

	Year 2024	Year 2025	Proforma
Total Income	\$108,287	\$ 129,337	\$ 147,977
Total Expenses	\$ 49,710	\$ 47,593	\$ 52,614
NOI	\$ 58,577	\$ 81,744	\$ 95,363

Additional Notes / Disclosures

(Explain vacancies, major repairs, one-time expenses, rent changes, etc.)

Notes

New tenant started 6/25 at \$1k/month

13 payments in 2025. Lease escalates 2% 9/1

Paid in arrears in the year following payment

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Dollar General reimburses 100% of snow removal as billed

Paid by tenants

Paid by tenants

Non snow removal about \$2k/yr

Paid by tenants

Paid for local oversight but not necessary for local owner.