



CANOPY AT WYLIE

— WYLIE, TEXAS —



PROJECTED PRO FORMA – CURRENT LEASE-UP STRATEGY | 22 UNITS

INCOME

GROSS SCHEDULED RENTAL INCOME

6 Units @ \$1,550 / month	\$111,600
8 Units @ \$1,575 / month	\$151,200
8 Units @ \$1,600 / month	\$153,600

TOTAL GROSS SCHEDULED RENT \$416,400

OTHER INCOME

Application Fees, Late Fees, Pet Fees, Utility Reimbursements, etc.	\$12,000
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TOTAL POTENTIAL GROSS INCOME \$428,400

Less: Vacancy & Credit Loss (5%) (\$21,420)

EFFECTIVE GROSS INCOME \$406,980

OPERATING EXPENSES

Property Taxes	\$87,252
Insurance	\$11,328
Property Management (4%)	\$16,279
Repairs & Maintenance	\$8,500
Common Area Utilities	\$7,500
Landscaping	\$4,000
Administrative / Legal / Accounting	\$4,500
Replacement Reserves	\$5,500

TOTAL OPERATING EXPENSES \$144,859

NET OPERATING INCOME

Effective Gross Income	\$406,980
Less: Operating Expenses	(\$144,859)

PROJECTED NOI \$262,121

VALUATION METRICS

Asking Price \$4,900,000

PROJECTED CAP RATE 5.35%

PROPERTY SUMMARY

- 22 Units**
Newly constructed multifamily community
- Certificate of Occupancy**
Final COs issued for both buildings
- Location**
Wylie, Collin County, Texas
- Condition**
New construction – No deferred maintenance
- Investment Highlights**
 - Initial lease-up underway
 - Minimal near-term capital expenditures
 - Strong rental growth potential
 - Rapidly growing submarket



DISCLAIMER

This pro forma reflects ownership's current lease-up strategy and projected rental schedule. Actual occupancy, rental rates, operating expenses, and financial performance may vary. This information is provided for discussion purposes only and should be independently verified by prospective purchasers.



Teresa A. Hill, Realtor®



936-777-5077



Teresa@hillmccray.com



www.hillmccray.com