

# **PROFORMA FOR 407 LAKE HOWELL ROAD, MAITLAND, FL**

## **AUGUST 2026**

### **MONTHLY AVERAGE EXPENSES**

### **MONTHLY AVERAGE RENTS**

#### **OPERATING EXPENSES MO.**

#### **GROSS INCOME-RENTS MO.**

#### **EXPENSES**

**\$12,188**

**ELECTRIC: \$800**

**WATER: \$163**

**DUMPSTER: \$74**

**INSURANCE: \$479**

**REAL ESTATE TAXES: \$1240**

**LAWN: \$150**

**JANITORIAL: \$500**

**WI-FI: \$138**

**MANAGEMENT: \$894**

**TOTAL MO: \$4338 (ANNUAL \$52,256)**

**TOTAL MO: \$12,188 (ANNUAL \$146,256)**

**NET OPERATING INCOME MONTHLY: \$7750**

**ANNUAL NET INCOME \$93,000**

**PRICE: \$1,225,000**

**CAP RATE: 7.59**