

304 E. Grace Street Pro Forma			
Income	Monthly	Annual	
Residential Apartments	7,070	84,840	<i>4 of 5 currently rented</i>
Commercial Rent	3,404	40,848	<i>pro forma</i>
NNN Reimbursement (Taxes & Insurance)	286	3,430	
Total Gross Income	10,760	129,118	
Expenses	Monthly	Annual	
Real Estate Taxes	302	3,624	<i>abated through 2030</i>
Insurance	426	5,116	
Repairs & Maintenance	417	5,000	<i>pro forma</i>
Water/Sewer	281	3,372	
Electric	75	900	<i>common area meter</i>
Wi-Fi	275	3,300	<i>provided to tenants free of charge (should be billed)</i>
Fire Suppression	342	4,100	
HVAC	43	510	<i>PMP</i>
Total Expenses	2,160	25,922	
NOI	8,600	103,196	

304 E. Grace Street Rent Roll 7/23/26				
Unit	Start Date	End Date	Due Date	Due Amount
201	04/29/2024	07/31/2027	07/01/2026	1,325.00
202	02/07/2026	08/31/2027	07/01/2026	1,375.00
203	Vacant			1,275.00
301	07/01/2024	06/30/2027	07/01/2026	1,720.00
302	08/17/2025	8/31/2026	07/01/2026	1,375.00
Commercial	Vacant			3,404.00
Total				10,474.00