PRO-FORMA

Address:
1110 W Oakland Ave, Austin, MN 55912

Purchase Price: $350,000

Income

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Unit 1 - 1 Bed/1 Bath	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00
Unit 2 - 2 Bed/1 Bath	$1,350.00	$1,350.00	$1,350.00	$1,350.00	$1,350.00	$1,350.00	$1,350.00	$1,350.00	$1,350.00	$1,350.00	$1,350.00	$1,350.00
Unit 3 - 2 Bed/1 Bath	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Potential Rental Monthly:	$3,800.00	$3,800.00	$3,800.00	$3,800.00	$3,800.00	$3,800.00	$3,800.00	$3,800.00	$3,800.00	$3,800.00	$3,800.00	$3,800.00
Other Income:	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00

Operating Expenses

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Utilities - Unit 1	$61.17	$61.17	$61.17	$61.17	$61.17	$61.17	$61.17	$61.17	$61.17	$61.17	$61.17	$61.17
Utilities - Unit 2	$138.92	$138.92	$138.92	$138.92	$138.92	$138.92	$138.92	$138.92	$138.92	$138.92	$138.92	$138.92
Utilities - Unit 3	$286.75	$286.75	$286.75	$286.75	$286.75	$286.75	$286.75	$286.75	$286.75	$286.75	$286.75	$286.75
Garbage	$33.50	$33.50	$33.50	$33.50	$33.50	$33.50	$33.50	$33.50	$33.50	$33.50	$33.50	$33.50
Snow/Lawn	$60.00	$60.00	$60.00	$60.00	$60.00	$60.00	$60.00	$60.00	$60.00	$60.00	$60.00	$60.00
Maintenance Estimate	$256.00	$256.00	$256.00	$256.00	$256.00	$256.00	$256.00	$256.00	$256.00	$256.00	$256.00	$256.00
Insurance	$334.00	$334.00	$334.00	$334.00	$334.00	$334.00	$334.00	$334.00	$334.00	$334.00	$334.00	$334.00
Property Taxes	$205.33	$205.33	$205.33	$205.33	$205.33	$205.33	$205.33	$205.33	$205.33	$205.33	$205.33	$205.33
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	$1,375.67	$1,375.67	$1,375.67	$1,375.67	$1,375.67	$1,375.67	$1,375.67	$1,375.67	$1,375.67	$1,375.67	$1,375.67	$1,375.67
Net Operating Income	$2,624.33	$2,424.33	$2,424.33	$2,424.33	$2,424.33	$2,424.33	$2,424.33	$2,424.33	$2,424.33	$2,424.33	$2,424.33	$2,424.33
Debt Service	$1,897.37	$1,897.37	$1,897.37	$1,897.37	$1,897.37	$1,897.37	$1,897.37	$1,897.37	$1,897.37	$1,897.37	$1,897.37	$1,897.37
Cash Flow	$726.96	$526.96	$526.96	$526.96	$526.96	$526.96	$526.96	$526.96	$526.96	$526.96	$526.96	$526.96
DS Ratio	138.31%	127.77%	127.77%	127.77%	127.77%	127.77%	127.77%	127.77%	127.77%	127.77%	127.77%	127.77%