

## **Proforma Income Statement**

### **8126 Gravois**

This Statement is for the 8126 Gravois as acquired on 1 January 2026 for a Price of \$619,500.

	2026	2027	2028	2029	2030
<b>Gross Income</b>					
8120 Robert Greenfield	\$10,980	\$11,364	\$11,784	\$12,204	\$12,624
8120-A Katherine Rideout	10,197	10,554	10,974	11,394	11,814
8122 Abadullan Ali	9,297	9,597	9,897	10,197	10,497
8124 Albers Printing	7,434	7,674	7,914	8,154	8,394
8122-A Marvin Evans	9,594	9,894	10,194	10,494	10,794
8124-A Chris Cottrell	9,594	9,894	10,194	10,494	10,794
8126 Fartun Abdimalik	19,188	19,238	19,538	19,838	20,138
8128 STL Tax	25,000	25,875	26,235	26,595	26,955
STL Tax Reimbursements	5,831	6,006	6,186	6,372	6,563
8128-A Mark Page	12,660	13,080	13,500	13,920	14,340
Base Rental Revenue	\$119,775	\$123,176	\$126,416	\$129,662	\$132,913
Total Reimbursements	\$10,598	\$10,916	\$11,243	\$11,581	\$11,928
<b>Total Gross Income</b>	<b>\$130,373</b>	<b>\$134,092</b>	<b>\$137,660</b>	<b>\$141,242</b>	<b>\$144,841</b>
Less: Operating Expenses					
Maintenance/Repair	6,307	6,496	6,691	6,892	7,099
Sewer	2,544	2,620	2,699	2,780	2,863
Trash	1,778	1,831	1,886	1,943	2,001
Water	2,374	2,445	2,519	2,594	2,672
Insurance	13,133	13,527	13,933	14,351	14,781
Property Taxes	19,223	19,800	20,394	21,005	21,636
Total Operating Expenses	\$45,359	\$46,720	\$48,121	\$49,565	\$51,052
<b>Net Operating Income</b>	<b>\$85,014</b>	<b>\$87,372</b>	<b>\$89,538</b>	<b>\$91,678</b>	<b>\$93,789</b>
<b>Taxable Income and Taxes (Losses Carried Forward)</b>					
Taxable Revenues	\$130,373	\$134,092	\$137,660	\$141,242	\$144,841
Less: Deducted Expenses	45,359	46,720	48,121	49,565	51,052
Less: Depreciation	12,178	12,708	12,708	12,708	12,178
Ordinary Income	\$72,836	\$74,665	\$76,831	\$78,970	\$81,611
Taxable Income	71,336	74,665	76,831	78,970	81,611
(Cum Suspended Losses)	0	0	0	0	0
Taxes Due (- = Savings)	24,968	26,133	26,891	27,639	28,564
<b>Cash Flow After Tax</b>	<b>\$60,046</b>	<b>\$61,240</b>	<b>\$62,648</b>	<b>\$64,038</b>	<b>\$65,225</b>

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	2026	2027	2028	2029	2030
<b>Ratio Analysis:</b>					
Profitability Ratios					
Capitalization Rate	13.72%	14.10%	14.45%	14.80%	15.14%
Cash on Cash Before Tax	13.69%	14.07%	14.42%	14.76%	15.10%
Cash on Cash After Tax	9.67%	9.86%	10.09%	10.31%	10.50%
Risk Ratios					
Breakeven Occupancy	34.8%	34.8%	35.0%	35.1%	35.2%
Assumption Ratios					