

# Fairhope East - 2026 Pro Forma P&L

20969 Bishop Road, Fairhope, AL 36532

Assumptions: 8 units at current scheduled rent of \$1,100/month each; 3% vacancy; management fee at 6% of collected rent; repairs at 5% of scheduled rent; utilities at \$2,467 annually; blended 2026 insurance of \$9,946.67 - six months at \$10,164.34 and six months at the July 2026 quote of \$9,729.

Gross Potential Rent	\$105,600.00
Less Vacancy (3%)	(\$3,168.00)
<b>Effective Gross Income</b>	<b>\$102,432.00</b>
<b>Operating Expenses</b>	
Management Fee (6% of collected rent)	\$6,145.92
Property Taxes	\$7,102.00
Insurance	\$9,946.67
Cleaning & Maintenance	\$3,300.00
Repairs (5% of scheduled rent)	\$5,280.00
Supplies	\$222.65
Utilities	\$2,467.00
<b>Total Operating Expenses</b>	<b>\$34,464.24</b>
<b>Net Operating Income (NOI)</b>	<b>\$67,967.76</b>

Prepared for marketing and listing purposes.