

**RiverRidge Estates**  
**Proforma**  
**Fiscal Year ending December 31, 2026**

**Rentals**

Unit 2	\$6,000.00
Unit 6	13,200.00
Unit 7	15,600.00
Unit 9	16,200.00
Unit 11	5,100.00
Total Sales Projected	\$56,100.00

**Expenses**

Property Taxes	1,634.56
Insurance	2,081.00
Propane	6,306.34
Electricity	3,863.76
Water/Sewer/Garbage	6,614.40
Maintenace estimate	1,200.00
Total Expenses	<u>\$ 21,700.06</u>
Profit	\$ 34,399.94

\$ 286,666.17 12% cap rate

Notes:

Unit 9 pays for her own electricity.

Unit 2 and 11 are lot only rentals.

Property has been re-graveled, homes will be relevelled in November

Unit 7 has a new furnace in 2024 and 3 new windows put in 2025.

Groundskeeping is done by tenants.