		ACTUALS 2023				PROFORMA 2023								
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	**Total**
Revenue		**$11,540.00**	**$11,705.00**	**$11,470.00**	**$11,520.00**	**$11,545.00**	**$11,545.00**	**$11,545.00**	**$11,545.00**	**$11,545.00**	**$11,545.00**	**$11,545.00**	**$11,545.00**	**$138,595.00**
	Rent	$11,340.00	$11,435.00	$11,360.00	$11,360.00	$11,360.00	$11,360.00	$11,360.00	$11,360.00	$11,360.00	$11,360.00	$11,360.00	$11,360.00	**$136,375.00**
	Laundry	$ 200.00	$ 270.00	$ 110.00	$ 160.00	$ 185.00	$ 185.00	$ 185.00	$ 185.00	$ 185.00	$ 185.00	$ 185.00	$ 185.00	**$ 2,220.00**
														$ -
Expenses		**$ 2,472.83**	**$ 2,983.86**	**$ 2,479.31**	**$ 1,891.30**	**$ 2,173.02**	**$ 2,173.02**	**$ 2,173.02**	**$ 2,173.02**	**$ 2,173.02**	**$ 2,173.02**	**$ 2,173.02**	**$ 2,173.02**	**$ 27,211.42**
	Insurance	$ 1,520.42	$ 1,520.42	$ 952.80	$ 952.80	$ 952.80	$ 952.80	$ 952.80	$ 952.80	$ 952.80	$ 952.80	$ 952.80	$ 952.80	**$ 12,568.84**
	Utilities	$ 782.41	$ 993.44	$ 862.51	$ 734.85	$ 843.30	$ 843.30	$ 843.30	$ 843.30	$ 843.30	$ 843.30	$ 843.30	$ 843.30	**$ 10,119.63**
	Maint/Repairs	$ 20.00	$ 320.00	$ 514.00	$ 53.65	$ 226.91	$ 226.91	$ 226.91	$ 226.91	$ 226.91	$ 226.91	$ 226.91	$ 226.91	**$ 2,722.95**
	Landscaping	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	
NOI		**$ 9,067.17**	**$ 8,721.14**	**$ 8,990.69**	**$ 9,628.70**	**$ 9,371.99**	**$ 9,371.99**	**$ 9,371.99**	**$ 9,371.99**	**$ 9,371.99**	**$ 9,371.99**	**$ 9,371.99**	**$ 9,371.99**	**$111,383.58**