515 5th St SE	PRO FORMA with market rents	CURRENT ESTIMATED (w/Vacancy leased)	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
INCOME						
RENTS RECEIVED	**167,400.00**	**139,320.00**	**109,515.00**	**113,978.00**	**123,226.00**	**104,014.00**
EXPENSES						
CLEANING AND MAINTENANCE	114.00	114.00	114.00	1,211.00	1,619.00	996.00
INSURANCE	17,413.00	17,413.00	17,413.00	11,959.00	5,400.00	3,476.00
REPAIRS	8,996.00	8,996.00	8,996.00	5,423.00	8,383.00	8,053.00
SUPPLIES	2,887.00	2,887.00	2,887.00	215.00	1,342.00	1,107.00
TAXES	27,266.00	27,266.00	27,266.00	25,259.00	25,890.00	25,908.00
UTILITIES	16,885.00	16,885.00	16,885.00	19,360.00	16,356.00	14,971.00
SUBTOTAL	*73,561.00*	*73,561.00*	*73,561.00*	*63,427.00*	*58,990.00*	*54,511.00*
TOTAL EXPENSES	73,561.00	73,561.00	73,561.00	63,427.00	58,990.00	54,511.00
NET OPERATING INCOME	**93,839.00**	**65,759.00**	**35,954.00**	**50,551.00**	**64,236.00**	**49,503.00**

OPPORTUNITIES:

**** Tenants pay for Electric & Phone/Internet. Landlord pays for all other building expenses***

**** Rents being increased as tenant leases come due to increase NOI***