1241-1247 NE 23rd Ave Pompano Beach - Annual Pro Forma P&L

4-Unit Multifamily Property (Units 1241, 1243, 1245, 1247)

Prepared from owner-provided rent roll and expense figures

INCOME	Monthly	Annual	
Unit 1241	$2,750	$33,000	
Unit 1243	$3,050	$36,600	*Signed lease at $3,050/mo effective Sep-2026*
Unit 1245	$3,000	$36,000	
Unit 1247	$3,500	$42,000	
Gross Scheduled Rental Income	**$12,300**	**$147,600**	*Owner-provided total: $145,200/yr — matches sum of unit rents*

EFFECTIVE GROSS INCOME	**$12,300**	**$147,600**

OPERATING EXPENSES			
Property Taxes	$2,782	$33,384	*Owner-provided: $33,384/yr*
Insurance	$625	$7,500	*Owner-provided: $7,500/yr*
Electric (common area)	$75	$900	*Owner-provided estimate: ~$900/yr*
Landscaping	$100	$1,200	*Owner-provided: $100/mo*
Total Operating Expenses	**$3,582**	**$42,984**	

NOI	**$8,718**	**$104,616**