

A-1 Storage
Melbourne FL
Pro forma

Gross Potential Rental Income Annually

Storage Unit Income	\$ 421,597.32
Added Flex Space Income	\$ 48,000.00
Total of the two Income Streams @100% occupancy	\$ 469,597.32
(less 5% vacancy factor)	\$ 23,479.87
Projected Income	\$ 446,117.45

Expenses Annually

Real Est. Taxes and Assessments 2026 post closing	\$ 52,198.00
Insurance	\$ 33,236.00
Repairs and Maintenance	\$ 18,592.00
Marketing Costs	\$ 1,732.00
Bank and Credit Card Fees	\$ 8,092.00
Telephone/Cable for Wi-fi	\$ 5,855.00
Utilities	\$ 13,912.00
Payroll Projection post closing	\$ 40,000.00
Office expenses, security maintenance	\$ 4,500.00
Total Projected Expenses	\$ 178,117.00

Net Operating Income	\$ 268,000.45
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6.7% Capitalization Rate Estimated