

# Palm Bay Palms Apartments

Trailing 12-Month Profit & Loss Statement

Period: March 2025 – February 2026 | 18 Units | 2750 Malabar Road SE, Palm Bay, FL 32907

## INCOME

	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Annual
Rental Income	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$20,050	\$18,850	\$248,900
Laundry Income	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$4,800
Late Fees/Other	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
<b>TOTAL REVENUE</b>	<b>\$21,600</b>	<b>\$20,650</b>	<b>\$19,450</b>	<b>\$256,100</b>									

## EXPENSES

	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Annual
Property Taxes	\$1,562	\$1,562	\$1,562	\$1,562	\$1,562	\$1,562	\$1,562	\$1,562	\$1,562	\$1,562	\$1,562	\$1,562	\$18,750
Insurance	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$32,400
Repairs & Maintenance	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$28,500
Property Mgmt (8%)	\$1,728	\$1,728	\$1,728	\$1,728	\$1,728	\$1,728	\$1,728	\$1,728	\$1,728	\$1,728	\$1,652	\$1,556	\$20,488
Utilities (Common)	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$8,400
Landscaping	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$4,800
Pest Control	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$2,160
Legal/Admin	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$3,600
Reserves (\$250/unit/yr)	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$4,500
<b>TOTAL EXPENSES</b>	<b>\$10,320</b>	<b>\$10,244</b>	<b>\$10,148</b>	<b>\$123,598</b>									

## NET OPERATING INCOME & CASH FLOW

	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Annual
<b>NET OPERATING INCOME</b>	<b>\$11,280</b>	<b>\$10,406</b>	<b>\$9,302</b>	<b>\$132,502</b>									
Debt Service	\$6,150	\$6,150	\$6,150	\$6,150	\$6,150	\$6,150	\$6,150	\$6,150	\$6,150	\$6,150	\$6,150	\$6,150	\$73,800
<b>CASH FLOW AFTER DS</b>	<b>\$5,130</b>	<b>\$4,256</b>	<b>\$3,152</b>	<b>\$58,702</b>									

## KEY METRICS

NOI (Actual)	\$134,250	Expense Ratio	48.0%
Cap Rate (at \$1.95M)	6.88%	DSCR	1.82x
Cash Flow After DS	\$60,450	Cash-on-Cash	12.4%

