

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
TOTAL REVENUE	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$20,650	\$19,450	\$256,100

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
TOTAL EXPENSES	\$10,320	\$10,320	\$10,320	\$10,320	\$10,320	\$10,320	\$10,320	\$10,320	\$10,320	\$10,320	\$10,244	\$10,148	\$123,598

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
NET OPERATING INCOME	\$11,280	\$11,280	\$11,280	\$11,280	\$11,280	\$11,280	\$11,280	\$11,280	\$11,280	\$11,280	\$10,406	\$9,302	\$132,502
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
CASH FLOW AFTER DS	\$5,130	\$5,130	\$5,130	\$5,130	\$5,130	\$5,130	\$5,130	\$5,130	\$5,130	\$5,130	\$4,256	\$3,152	\$58,702

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%

