

Palm Bay Palms Apartments — Trailing 12-Month P&L

Property360

Period: March 2025 — February 2026

2750 Malabar Road SE, Palm Bay, FL 32907

| | Mar 25 | Apr 25 | May 25 | Jun 25 | Jul 25 | Aug 25 | Sep 25 | Oct 25 | Nov 25 | Dec 25 | Jan 26 | Feb 26 | Annual Total |
|---|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|----------------------------|
| INCOME | | | | | | | | | | | | | |
| Gross Potential Rent | \$23,500 | \$23,500 | \$23,500 | \$23,500 | \$23,500 | \$23,500 | \$23,500 | \$23,500 | \$23,500 | \$23,500 | \$23,500 | \$23,500 | \$282,000 |
| Less: Vacancy Loss | (\$1,936.55) | (\$1,936.55) | (\$1,936.55) | (\$1,936.55) | (\$1,936.55) | (\$1,936.55) | (\$1,936.55) | (\$1,936.55) | (\$1,936.55) | (\$3,442.76) | (\$5,164.14) | (\$5,164.15) | (\$31,200) |
| Effective Gross Income | \$21,563.45 | \$20,057.24 | \$18,335.86 | \$18,335.85 | \$250,800 |
| 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 | \$22,163.45 | \$20,657.24 | \$18,935.86 | \$18,935.85 | \$258,000 |
| OPERATING EXPENSES | | | | | | | | | | | | | |
| Property Taxes | \$1,562.50 | \$1,562.50 | \$1,562.50 | \$1,562.50 | \$1,562.50 | \$1,562.50 | \$1,562.50 | \$1,562.50 | \$1,562.50 | \$1,562.50 | \$1,562.50 | \$1,562.50 | \$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 | \$2,192.31 | \$2,192.31 | \$2,192.31 | \$3,288.46 | \$3,946.15 | \$3,946.15 | \$2,630.77 | \$2,192.31 | \$1,753.85 | \$1,534.62 | \$1,315.38 | \$1,315.38 | \$28,500 |
| Property Management (8%) | \$1,720 | \$1,720 | \$1,720 | \$1,720 | \$1,720 | \$1,720 | \$1,720 | \$1,720 | \$1,720 | \$1,720 | \$1,720 | \$1,720 | \$20,640 |
| 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 | \$10,129.81 | \$10,129.81 | \$10,129.81 | \$11,225.96 | \$11,883.65 | \$11,883.65 | \$10,568.27 | \$10,129.81 | \$9,691.35 | \$9,472.12 | \$9,252.88 | \$9,252.88 | \$123,750 |
| NET OPERATING INCOME | | | | | | | | | | | | | |
| Net Operating Income (NOI) | \$12,033.64 | \$12,033.64 | \$12,033.64 | \$10,937.49 | \$10,279.80 | \$10,279.80 | \$11,595.18 | \$12,033.64 | \$12,472.10 | \$11,185.12 | \$9,682.98 | \$9,682.97 | \$134,250 |
| Less: 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 DEBT SERVICE | \$5,883.64 | \$5,883.64 | \$5,883.64 | \$4,787.49 | \$4,129.80 | \$4,129.80 | \$5,445.18 | \$5,883.64 | \$6,322.10 | \$5,035.12 | \$3,532.98 | \$3,532.97 | \$60,450 |

Prepared by Property360 Real Estate | Mariam Shapira

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