

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	\$21,563.45	\$21,563.45	\$21,563.45	\$21,563.45	\$21,563.45	\$21,563.45	\$21,563.45	\$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	\$22,163.45	\$22,163.45	\$22,163.45	\$22,163.45	\$22,163.45	\$22,163.45	\$22,163.45	\$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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