

MONTCLAIR
55+ LIHTC SENIOR APARTMENTS
72 UNITS | ATHENS, AL

TKC | THE KIRKLAND
COMPANY





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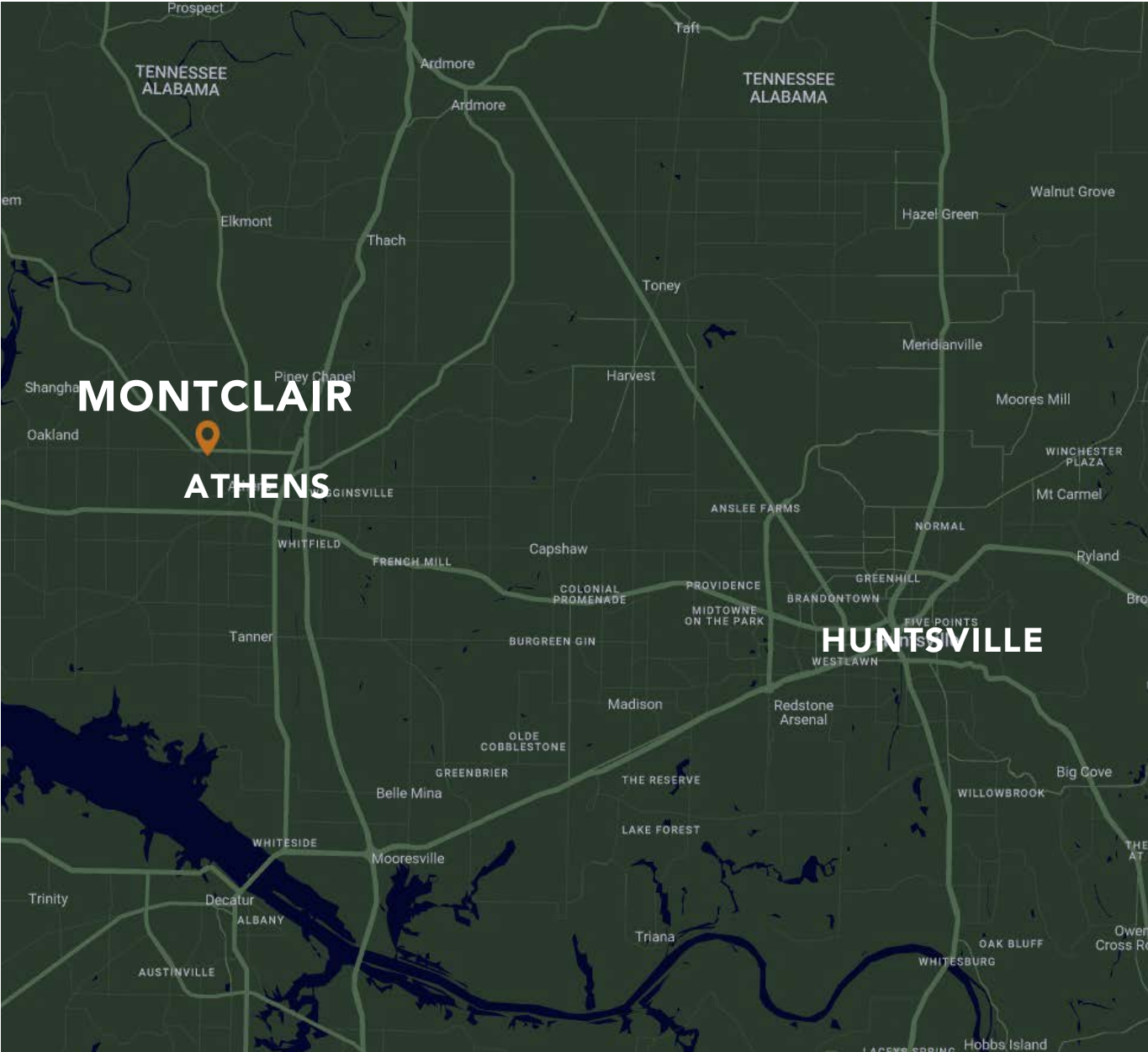
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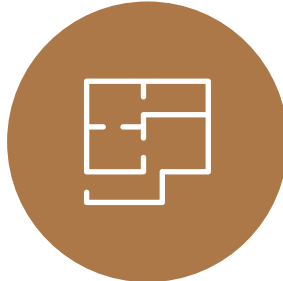
SITE INFORMATION



72
NUMBER OF
UNITS



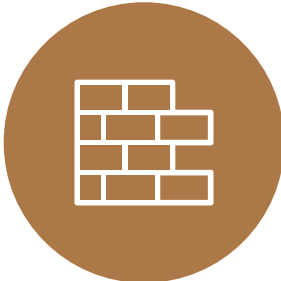
\$902
AVG. LEASED
RENT



964
AVG. SQ.FT.
PER UNIT



55+ LIHTC
SENIOR COMMUNITY



2006
YEAR
BUILT



**17984 ARROWHEAD
CIRCLE**
ADDRESS

UNIT BREAKDOWN

	UNITS	UNIT SQ.FT.	TOTAL SQ.FT.
1BD/1BA	18	728	13,104
2BD/2BA	54	1,043	56,322
Total/Avg	72	964	69,426



TRAILING 12

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Operating Income & Expense													
Income													
Rent Income	58,710.70	56,731.13	59,435.00	58,935.50	58,428.00	58,708.00	57,646.17	60,329.00	59,896.10	59,216.10	58,139.00	59,290.00	705,464.70
Early Termination Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	400.00
Section 8-Tenant Assistance Rent	3,673.00	3,843.00	3,843.00	3,843.00	3,841.00	4,541.00	3,439.00	3,534.00	3,649.00	4,048.00	4,089.00	4,089.00	46,432.00
Total RENTS	62,383.70	60,574.13	63,278.00	62,778.50	62,269.00	63,249.00	61,085.17	63,863.00	63,945.10	63,264.10	62,228.00	63,379.00	752,296.70
NSF Fees Collected	0.00	0.00	0.00	0.00	0.00	0.00	70.00	0.00	0.00	0.00	0.00	0.00	70.00
Resident Chargeback Fee	0.00	353.00	40.00	300.00	210.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	903.00
Pet Fee-Charge	0.00	0.00	400.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
Application Fee	90.00	20.00	15.00	15.00	20.00	35.00	0.00	75.00	20.00	40.00	20.00	20.00	370.00
Late Fee	0.00	50.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	150.00
Total TENANT CHARGES/FEES	90.00	423.00	455.00	365.00	230.00	435.00	70.00	75.00	20.00	40.00	70.00	20.00	2,293.00
Deposit Forfeit	250.00	0.00	0.00	0.00	0.00	650.00	250.00	0.00	250.00	250.00	0.00	500.00	2,150.00
Total Other Operating Income	250.00	0.00	0.00	0.00	0.00	650.00	250.00	0.00	250.00	250.00	0.00	500.00	2,150.00
Total Operating Income	62,723.70	60,997.13	63,733.00	63,143.50	62,499.00	64,334.00	61,405.17	63,938.00	64,215.10	63,554.10	62,298.00	63,899.00	756,739.70
Expense													
Manager Expense	4,044.81	2,019.34	4,048.75	4,079.02	4,214.34	4,254.39	6,177.10	4,205.93	4,065.14	4,065.26	4,809.65	5,978.11	51,961.84
Maintenance Supervisor	2,336.08	1,012.27	2,116.45	2,034.80	2,516.84	2,980.56	4,239.26	1,088.82	2,418.25	2,852.22	0.00	0.00	23,595.55
Maintenance Tech	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,485.24	4,010.27	6,495.51
Compliance Manager	3,842.15	3,842.14	3,842.14	3,842.15	3,842.14	3,842.14	5,763.22	4,221.89	3,842.14	4,221.90	4,221.89	5,886.21	51,210.11
Payroll Tax Expense	2,070.53	4,389.68	2,140.62	2,609.15	1,917.68	3,044.84	2,389.07	2,859.52	1,861.79	3,613.83	2,453.50	2,222.92	31,573.13
Total Payroll Expense	12,293.57	11,263.43	12,147.96	12,565.12	12,491.00	14,121.93	18,568.65	12,376.16	12,187.32	14,753.21	13,970.28	18,097.51	164,836.14
Management Fee	0.00	9,534.47	4,878.17	5,097.44	5,050.28	4,999.92	5,095.92	5,016.41	5,109.04	5,135.61	5,081.13	4,982.24	59,980.63
Advertising	139.00	139.00	139.00	139.00	139.00	139.00	139.00	139.00	139.00	357.59	139.00	139.00	1,886.59
Office Expense	0.00	0.00	0.00	207.39	210.00	173.21	0.00	443.12	189.49	69.98	0.00	495.33	1,788.52
Tenant Screening Reports	264.91	276.93	292.00	320.10	297.47	292.94	297.04	287.24	281.49	297.02	381.45	331.61	3,620.20
Internet/Cable Expense	134.98	134.98	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	1,719.96
Bank Fees	0.00	0.00	0.00	4.70	0.00	0.00	0.00	3.95	7.90	7.90	3.95	7.90	36.30
Total Office & Administrative Expenses	538.89	10,085.38	5,454.17	5,913.63	5,841.75	5,750.07	5,676.96	6,034.72	5,871.92	6,013.10	5,750.53	6,101.08	69,032.20
Travel	0.00	0.00	0.00	76.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76.55
Auto/Milage	0.00	0.00	0.00	0.00	0.00	299.74	89.53	142.57	198.27	40.09	119.28	4,653.81	5,543.29
Total AUTO AND TRAVEL	0.00	0.00	0.00	76.55	0.00	299.74	89.53	142.57	198.27	40.09	119.28	4,653.81	5,619.84
Carpet Cleaning	0.00	0.00	650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00
Janitorial Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	98.48	98.48
Lawn Care & Landscaping	0.00	0.00	0.00	717.00	2,150.00	3,900.00	4,300.00	0.00	2,150.00	2,150.00	2,150.00	2,500.00	20,017.00
Cleaning and Maintenance -Other	250.00	0.00	245.00	0.00	0.00	125.00	0.00	775.00	160.00	0.00	300.00	0.00	1,855.00
Pest Control	147.00	0.00	441.00	0.00	947.00	147.00	147.00	147.00	147.00	147.00	164.66	294.00	2,728.66
Fire & Sprinkler Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,780.00	0.00	2,780.00
Total OPERATING EXPENSES	397.00	0.00	1,336.00	717.00	3,097.00	4,172.00	4,447.00	922.00	2,457.00	2,297.00	5,394.66	2,892.48	28,129.14
Property Insurance	3,016.59	3,016.59	3,016.59	3,016.59	3,870.91	3,870.91	3,870.91	3,870.91	3,870.92	3,870.92	3,870.92	3,870.92	43,033.68
Other Insurance	0.00	0.00	0.00	3,509.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,509.98
Workers Comp Insurance	222.13	244.03	235.69	62.40	62.01	230.48	147.46	69.23	32.60	68.28	67.79	222.67	1,664.77
Licenses	0.00	0.00	0.00	0.00	0.00	0.00	1,453.05	0.00	0.00	0.00	0.00	0.00	1,453.05
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,559.20	187.94	35,747.14
Total TAXES & INSURANCE	3,238.72	3,260.62	3,252.28	6,588.97	3,932.92	4,101.39	5,471.42	3,940.14	3,903.52	3,939.20	39,497.91	4,281.53	85,408.62
Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,200.00	4,200.00
Filings	235.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.85	355.85
Total LEGAL & PROFESSIONAL FEES	235.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,320.85	4,555.85
Painting	0.00	0.00	0.00	0.00	0.00	0.00	368.20	0.00	590.00	357.30	41.37	379.10	1,735.97
Plumbing	456.00	485.00	0.00	0.00	210.00	0.00	235.29	179.64	12.99	177.24	0.00	170.30	1,926.46
Flooring	0.00	0.00	2,487.89	0.00	0.00	269.97	0.00	624.97	290.00	0.00	0.00	0.00	3,672.83
HVAC (Heat, Ventilation, Air)	625.00	300.00	175.00	0.00	0.00	632.88	700.00	193.01	1,850.00	0.00	175.00	995.09	5,645.98
Repairs - Other	325.00	695.00	0.00	0.00	0.00	210.00	175.00	0.00	0.00	0.00	0.00	0.00	1,405.00
Supplies	1,823.94	1,763.55	-598.31	68.93	91.26	1,291.74	-25.32	2,703.62	118.92	821.78	586.15	467.92	9,114.18
Water Extraction	0.00	0.00	0.00	0.00	0.00	3,266.80	0.00	0.00	0.00	0.00	0.00	0.00	3,266.80
Electrical repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	958.66	0.00	357.42	0.00	0.00	1,316.08
Total REPAIRS & MAINTENANCE	3,229.94	3,243.55	2,064.58	68.93	301.26	5,671.39	1,453.17	4,659.90	2,861.91	1,713.74	802.52	2,012.41	28,083.30
Electricity - Vacant	420.94	387.33	105.84	37.67	0.00	70.38	117.50	87.93	126.13	42.27	66.05	130.37	1,592.41
Electricity - Common	770.79	2,337.57	2,214.97	1,958.55	1,855.18	519.60	1,980.91	2,151.92	1,931.53	524.96	466.07	550.81	17,262.86
Water & Sewer Expense	4,012.94	2,272.34	5,932.40	8,726.24	2,623.03	2,436.91	997.95	1,068.84	999.50	892.07	2,503.29	2,632.03	35,097.54
Trash - Garbage	0.00	0.00	0.00	0.00	0.00	1,309.71	0.00	0.00	0.00	1,375.23	1,375.28	1,375.28	5,435.50
Total UTILITIES	5,204.67	4,997.24	8,253.21	10,722.46	4,478.21	4,336.60	3,096.36	3,308.69	3,057.16	2,834.53	4,410.69	4,688.49	59,388.31
Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	314.00	314.00
Depreciation expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48,952.00	48,952.00
Total Operating Expense	25,137.79	32,850.22	32,508.20	36,652.66	30,142.14	38,453.12	38,803.09	31,384.18	30,537.10	31,590.87	69,945.87	96,314.16	494,319.40
NOI - Net Operating Income	37,585.91	28,146.91	31,224.80	26,490.84	32,356.86	25,880.88	22,602.08	32,553.82	33,678.00	31,963.23	-7,647.87	-32,415.16	262,420.30
Other Income & Expense													
Other Expense													
Mortgage Interest	3,527.54	3,515.25	3,162.48	3,487.20	3,362.29	3,571.40	3,343.50	3,447.99	3,441.85	3,324.46	3,428.44	4,845.05	42,457.45
CAPITAL EXPENSES													
Appliances	0.00	623.31	840.59	0.00	0.00	0.00	232.79	0.00	0.00	935.54	0.00	638.37	3,270.60
Capital Ex Flooring	4,360.35	0.00	0.00	0.00	0.00	0.00	0.00	1,056.79	2,357.18	0.00	4,160.75	0.00	11,935.07
Asset Transfers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-15,205.67	-15,205.67
Total CAPITAL EXPENSES	4,360.35	623.31	840.59	0.00	0.00	0.00	232.79	1,056.79	2,357.18	935.54	4,160.75	-14,567.30	0.00
Total Other Expense	7,887.89	4,138.56	4,003.07	3,487.20	3,362.29	3,571.40	3,576.29	4,504.78	5,799.03	4,260			



EXTERIOR





INTERIOR

