

PadSplit Operating Summary

5038 N 18th Avenue | Phoenix, AZ 85015

Prepared October 7, 2026 | Owner-supplied monthly and annualized analysis

ASSUMPTIONS

9 total rooms | 5 currently occupied | \$805 monthly rent per room

Vacancy allowance: 7% | Platform fee: 8% of gross scheduled rents

Management: \$550/month | Internet: \$320/month | Electricity: \$400/month

Property taxes: \$1,615/year | Insurance: \$1,800/year

Income / expense	CURRENT: 5 ROOMS		PRO FORMA: 9 ROOMS	
	Monthly	Annualized	Monthly	Annualized
Gross scheduled rent	\$4,025.00	\$48,300.00	\$7,245.00	\$86,940.00
Less: vacancy allowance (7%)	\$281.75	\$3,381.00	\$507.15	\$6,085.80
Effective rental income	\$3,743.25	\$44,919.00	\$6,737.85	\$80,854.20
PadSplit platform fee (8%)	\$322.00	\$3,864.00	\$579.60	\$6,955.20
Property taxes	\$134.58	\$1,615.00	\$134.58	\$1,615.00
Insurance	\$150.00	\$1,800.00	\$150.00	\$1,800.00
Management	\$550.00	\$6,600.00	\$550.00	\$6,600.00
Internet	\$320.00	\$3,840.00	\$320.00	\$3,840.00
Electricity	\$400.00	\$4,800.00	\$400.00	\$4,800.00
Total operating expenses	\$1,876.58	\$22,519.00	\$2,134.18	\$25,610.20
Net operating income (NOI)	\$1,866.67	\$22,400.00	\$4,603.67	\$55,244.00

BASIS OF PRESENTATION

This summary presents the owner-supplied monthly model and annualized projections, not actual year-to-date income or expenses. No year-to-date reporting period or historical collections were supplied.

The current scenario applies the 7% vacancy allowance to rent from five occupied rooms. The stabilized pro forma assumes nine rooms at \$805 per month before vacancy. Fixed expenses remain unchanged between scenarios, as supplied by the owner. Monthly figures are rounded; annual figures retain the supplied annual calculations.

Only supplied expenses are included. Water/sewer/trash, maintenance, gas and landscaping were not provided. Figures have not been independently verified. Buyer to verify rents, occupancy, expenses and all material facts.