



Investment Brief: Lady on the Lake

29 Beggs Point Street, Essex, NY | Lake Champlain Waterfront Portfolio

Income Statement	2025 Actuals (Ramp-Up)	Stabilized Pro Forma (Year-Round)
Gross Rental Revenue	\$67,617	\$328,500
<i>Adjustments/Fees</i>	<i>(\$10,474)</i>	<i>(\$32,850)</i>
Effective Gross Income (EGI)	\$57,143	\$295,650
Operating Expenses		
Real Estate Taxes (Property + School)	\$20,211	\$20,211 (Fixed)
Professional Management (15%)	\$0 (Owner-led)	\$44,347
Cottage Cleaning & Laundry	\$6,725	\$32,000
Repairs & Maintenance	\$1,275	\$6,500
Utilities (Water/Wifi/Power)	\$5,132	\$8,500
Landscaping & Grounds	\$15,754	\$12,000
Total Operating Expenses	(\$49,097)	(\$123,558)
Net Operating Income (NOI)	\$8,046	\$172,092