

OPERATING INCOME & EXPENSES

JAN 2025 - DEC 2025

INCOME

Rent Income	\$53,496.43
Fees	\$50.00

NET INCOME \$53,546.43

EXPENSES

Janitorial Expense	\$1,170.00
Landscaping	\$700.00
Snow Removal	\$1,114.00
Fire & Safety	\$100.05
Management fees	\$3,209.79
General Maintenance	\$1,226.99
GDC Appliance	\$320.00
Appliance Repair	\$85.00
Plumbing	\$880.00
HVAC	\$555.00
Key/Lock (Locksmith)	\$525.00
Electrical Repairs	\$175.00
Electricity	\$1,458.74
Gas	\$2,625.94
Water	\$2,113.38
Phone/Internet	\$1,665.36
Appliances	\$10,309.13
Intercom/Door Systems	\$4,495.00
GDC New Appliance	\$5,297.32

TOTAL OPERATING EXPENSE \$38,025.70

NOI \$15,520.73

RENT ROLL

UNIT	PARKING	RENT	LEASE
Unit 1	No Parking	\$2,250.00	Leased thru 06/30/2026
Unit 2	No Parking	\$2,300.00	Leased thru 05/31/2026
Unit 3	Parking included in rent	\$2,350.00	Leased thru 06/30/2026