

OPERATING INCOME & EXPENSES

JAN 2025 - DEC 2025

INCOME

Rent Income	\$45,979.71
Fees	\$100.00
NET INCOME	\$45,829.71

EXPENSES

Janitorial Expense	\$2,500.00
Landscaping	\$700.00
Snow Removal	\$1,114.00
Fire & Safety	\$100.05
Management fees	\$2,758.79
General Maintenance	\$1,234.07
Turnover	\$300.00
Turnover Painting.....	\$2,336.36
Appliance Repair	\$232.89
Plumbing.....	\$330.00
HVAC.....	\$415.00
Key/Lock (Locksmith).....	\$600.00
Electrical Repairs	\$496.49
Electricity	\$1,083.17
Gas.....	\$2,016.86
Water.....	\$1,016.34
Phone/Internet.....	\$1,658.82
Intercom/Door Systems	\$4,495.00
GDC New Appliance.....	\$4,495.00
Mailbox	\$696.54
TOTAL OPERATING EXPENSE	\$33,906.20
NOI	\$11,923.51

RENT ROLL

UNIT	PARKING	RENT	LEASE
Unit 1	Parking included in rent	\$2,250.00	Leased thru 05/31/2026
Unit 2	No Parking	\$2,250.00	Leased thru 06/30/2027
Unit 3	Parking included in rent	\$2,300.00	Leased thru 07/31/2026