

615 Clarion Ct., San Luis Obispo, CA. 93401

Operating Statement, January 1 through December 31, 2024

Rental Income	\$206,276
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Cam Expenses Maintenance

Hvac	\$	1,019.00
Backflow Testing	\$	140.00
General	\$	225.00
Plumbing	\$	450.00
Janitorial	\$	3,252.00
Materials	\$	1,482.00
Insurance	\$	6,870.00
Property Tax	\$	34,260.00
Trash	\$	2,299.00
Gardener	\$	2,800.00
Utilities	\$	5,084.00
Total	\$	57,881.00

NOI	\$148,395.00
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Current Leases to be converted from Gross to Triple Net commencing on 1-1-2026