



	A	B	C
1	Income Statement (Profit and Loss)		
2	Broomfield Self Storage LLC		
3	For the year ended December 31, 2025		
4			
5	Account	2025	2024
6			
7	Income		
8	Interest Income	4.66	7.70
9	Penske Gas Expense	(8,514.13)	(18,101.63)
10	Penske Income	68,061.54	119,346.20
11	Rental Income	139,260.47	147,012.61
12	Total Income	198,812.54	248,265.08
13			
14	Gross Profit	198,812.54	248,265.08
15			
16	Operating Expenses		
17	Advertising	25.00	400.00
18			
19	Bank Service Charges	0.00	12.00
20	Computer Software	3,798.39	3,488.64
21	Credit Card Fees	4,369.87	4,620.49
22			
23	Insurance	4,230.17	3,997.43
24			
25			
26	Locks	578.95	0.00
27			
28			
29	Office Expenses	585.44	99.39
30			
31			
32			
33	Postage	109.55	0.00
34	Property Tax	20,279.26	6,480.09
35			
36	Repairs and Maintenance	3,174.01	521.56
37	Telephone & Internet	2,811.28	4,928.68
38	Tenant Insurance Premium	4,640.29	5,300.32
39	Utilities- Water & Sewer	1,953.94	535.10
40	Utilities-Gas & Electricity	1,351.19	1,246.21
41	Utilities-Trash	1,238.32	1,615.65
42	Wages and Salaries	37,810.00	39,640.00
43	Total Operating Expenses	88,955.66	72,885.56
44			
45	Net Operating Income bf mgmt fee & pr taxes	111,856.88	175,379.52
46			
47	Net Income	111,856.88	175,379.52
48			
49	Management Fee @ 5%	-9941	
50	Pr Tax/wr comp 11%	-4159	
51	55% of Penske fuel add back	4683	
52	NOI Adjusted	102440	
53			
54			
55	VARIABLE EXPENSES THAT A PURCHASER WONT HAVE		
56			
57	Amortization	0.00	27,530.00
58	Depreciation Expense	0.00	836.00
59	IT - Forward Web	2,000.00	1,125.00
60	LLC Tax	2,064.00	25.00
61	Management Fee	23,360.01	20,310.00
62	Nonrecurring Expense & Capex	8,227.14	31,416.63
63	Payroll: Employer Tax Expense	8,105.40	6,326.61
64	Payroll: Processing Fee	1,725.54	1,657.50
65	Payroll: Worker Comp	473.00	394.00
66	Rent	37,200.00	37,200.00

57 %

