

Profit & Loss Comparison

Property: Gilbert Square Apartments

Comparison Periods: 12/01/23 - 12/31/23 and 01/01/23 - 12/31/23 (cash basis)

	12/01/23 - 12/31/23	01/01/23 - 12/31/23	\$ Change	% Change
INCOME				
4100 Rental Income (NP)				
4101 Rental Income	17,735.00	175,055.93	-157,320.93	-89.9 %
4108 Application Fees	80.00	720.00	-640.00	-88.9 %
4110 Late Fees	15.00	355.95	-340.95	-95.8 %
4113 Lease Term Fee	0.00	900.00	-900.00	-100.0 %
4115 Tenant Charge	210.00	420.00	-210.00	-50.0 %
4100 Total Rental Income (NP)	18,040.00	177,451.88	-159,411.88	-89.8 %
4130 Concession Credits (non-posting)				
4133 Rent Concession	0.00	-300.00	300.00	100.0 %
4130 Total Concession Credits (non-posting)	0.00	-300.00	300.00	100.0 %
4400 Utility Income (NP)				
4405 Utilities Reimbursement	1,174.00	9,573.93	-8,399.93	-87.7 %
4400 Total Utility Income (NP)	1,174.00	9,573.93	-8,399.93	-87.7 %
4900 Other Property Income (NP)				
4901 Deposit Forfeitures	0.00	967.50	-967.50	-100.0 %
4900 Total Other Property Income (NP)	0.00	967.50	-967.50	-100.0 %
TOTAL INCOME	19,214.00	187,693.31	-168,479.31	-89.8 %
EXPENSE				
5001 Marketing (NP)				
5003 Advertising	0.00	209.93	-209.93	-100.0 %
5001 Total Marketing (NP)	0.00	209.93	-209.93	-100.0 %
5100 Repairs & Maint.(NP)				
5101 Supplies	0.00	227.49	-227.49	-100.0 %
5103 Occupied Unit Flooring Repair	0.00	202.00	-202.00	-100.0 %
5107 Plumbing Supplies	0.00	212.23	-212.23	-100.0 %
5108 Plumbing Repair	0.00	3,461.24	-3,461.24	-100.0 %
5110 Electrical Repairs	0.00	403.20	-403.20	-100.0 %
5111 HVAC Repairs	51.34	51.34	0.00	
5113 Contractor	192.50	1,620.00	-1,427.50	-88.1 %
5116 Lock and Keys	59.97	226.19	-166.22	-73.5 %
5118 Hauling	8.82	501.16	-492.34	-98.2 %
5119 Appliance Repair	36.98	216.48	-179.50	-82.9 %
5137 Building/Grounds Supplies	0.00	110.00	-110.00	-100.0 %
5155 Pest Control	0.00	55.00	-55.00	-100.0 %
5160 Onsite (NP)				
5161 Maint. Wages	373.33	3,560.98	-3,187.65	-89.5 %
5164 ER Tax & W/C	39.45	493.77	-454.32	-92.0 %
5160 Total Onsite (NP)	412.78	4,054.75	-3,641.97	-89.8 %
5100 Total Repairs & Maint.(NP)	762.39	11,341.08	-10,578.69	-93.3 %
5170 Turnover (NP)				
5172 T/O Paint Maintenance	0.00	267.15	-267.15	-100.0 %
5173 T/O Cleaning	0.00	1,655.00	-1,655.00	-100.0 %
5176 T/O Maintenance (Vendor)	0.00	7,067.50	-7,067.50	-100.0 %
5179 T/O Supplies	171.97	8,101.45	-7,929.48	-97.9 %
5182 Painting Contractor	0.00	495.00	-495.00	-100.0 %
5190 Carpet Clean/Rpr	0.00	140.00	-140.00	-100.0 %
5170 Total Turnover (NP)	171.97	17,726.10	-17,554.13	-99.0 %
5200 Landscape Expense (NP)				
5205 Landscape Maint.	295.00	3,340.00	-3,045.00	-91.2 %

	12/01/23 - 12/31/23	01/01/23 - 12/31/23	\$ Change	% Change
5200 Total Landscape Expense (NP)	295.00	3,340.00	-3,045.00	-91.2 %
5400 Utilities Expense (NP)				
5402 Water	0.00	3,396.82	-3,396.82	-100.0 %
5403 Sewer	0.00	10,424.93	-10,424.93	-100.0 %
5404 Electric (NP)				
5405 Common Area	1,791.89	11,967.45	-10,175.56	-85.0 %
5406 Unit Electric	411.33	9,078.37	-8,667.04	-95.5 %
5404 Total Electric (NP)	2,203.22	21,045.82	-18,842.60	-89.5 %
5410 Garbage	358.60	4,222.79	-3,866.19	-91.6 %
5400 Total Utilities Expense (NP)	2,559.82	39,090.36	-36,530.54	-93.5 %
5600 General Expenses (NP)				
5603 Telephone Services	10.47	109.28	-98.81	-90.4 %
5605 Postage	1.32	14.80	-13.48	-91.1 %
5614 Leasing Forms	41.61	166.44	-124.83	-75.0 %
5619 Application Screening	27.00	513.00	-486.00	-94.7 %
5625 Legal/License (NP)				
5627 FED Costs	420.00	1,030.00	-610.00	-59.2 %
5625 Total Legal/License (NP)	420.00	1,030.00	-610.00	-59.2 %
5600 Total General Expenses (NP)	500.40	1,833.52	-1,333.12	-72.7 %
5630 Administrative Expense (NP)				
5636 ER Tax & W/C	0.00	0.30	-0.30	-100.0 %
5638 Management Fees	1,147.14	11,197.04	-10,049.90	-89.8 %
5630 Total Administrative Expense (NP)	1,147.14	11,197.34	-10,050.20	-89.8 %
5650 Bank / Epay Fees	21.43	218.92	-197.49	-90.2 %
6500 Cash Equity Accounts				
6501 Owner Contribution	0.00	-8,000.00	8,000.00	100.0 %
6500 Total Cash Equity Accounts	0.00	-8,000.00	8,000.00	100.0 %
5974 Maintenance Wages	0.00	206.21	-206.21	-100.0 %
TOTAL EXPENSE	5,458.15	77,163.46	-71,705.31	-92.9 %
NOI	13,755.85	110,529.85	-96,774.00	-87.6 %
NON OPERATING EXPENSE				
6220 Mortgage (NP)				
6221 Mortgage Principal	1,548.69	17,810.49	-16,261.80	-91.3 %
6223 Mortgage Interest	2,751.85	33,795.99	-31,044.14	-91.9 %
6224 Escrow Reserve	1,843.53	21,798.06	-19,954.53	-91.5 %
6220 Total Mortgage (NP)	6,144.07	73,404.54	-67,260.47	-91.6 %
8000 Capital Replacement (NP)				
8027 Exterior Windows	0.00	2,130.00	-2,130.00	-100.0 %
8001 Stove	0.00	3,730.21	-3,730.21	-100.0 %
8002 Refrigerator	0.00	1,219.08	-1,219.08	-100.0 %
8003 Dishwasher	0.00	399.00	-399.00	-100.0 %
8007 Carpet	0.00	2,420.45	-2,420.45	-100.0 %
8008 Flooring	0.00	3,014.55	-3,014.55	-100.0 %
8000 Total Capital Replacement (NP)	0.00	12,913.29	-12,913.29	-100.0 %
TOTAL NON OPERATING EXPENSE	6,144.07	86,317.83	-80,173.76	-92.9 %
NET INCOME	7,611.78	24,212.02	-16,600.24	-68.6 %

	12/01/23 - 12/31/23	01/01/23 - 12/31/23	\$ Change	% Change
NET INCOME SUMMARY				
Income	19,214.00	187,693.31	-168,479.31	-89.8 %
Expense	-5,458.15	-77,163.46	71,705.31	92.9 %
Net Operating Income	13,755.85	110,529.85	-96,774.00	-87.6 %
Non Operating Expense	-6,144.07	-86,317.83	80,173.76	92.9 %
NET INCOME	7,611.78	24,212.02	-16,600.24	-68.6 %

Rent Roll Analysis

Property: Gilbert Square Apartments
As of 12/31/23

Tenant Name	Unit	Unit Type	Sq Ft	Rent	Misc Charges	Vacancy Loss	Market Rent	Balance	Security Deposit	Move In	Last Rent Increase	Increase Amount	Lease Start	Lease End
Gilbert Square Apartments														
Green, Isalah	1	1x1	0	1,100.00	100.00	0.00	1,100.00	0.00	1,100.00	6/8/22	10/31/23	900.00	8/7/22	3/6/23
Elnaji, Higham	2	Studio	312	900.00	100.00	0.00	800.00	0.00	600.00	10/16/23	10/27/23	900.00	11/1/23	10/31/24
Srinayava, Agnessa	3	Studio	294	900.00	100.00	0.00	900.00	0.00	1,000.00	11/1/23	12/01/22	80.00	9/1/20	8/31/21
Waller, Jenny	4	3x1	609	1,230.00	100.00	0.00	1,200.00	0.00	1,050.00	9/1/20	07/10/23	1,100.00	7/10/23	
Dirck, Christian	5	1x1	0	1,100.00	100.00	0.00	1,100.00	0.00	1,650.00	7/10/23		0.00		
<VACANT>	6	1x1	0	1,100.00	0.00	1,100.00	1,000.00	0.00	0.00					
Chase, Joana	7	1x1	360	1,100.00	100.00	0.00	1,000.00	0.00	1,100.00	3/11/23	03/11/23	1,100.00	3/11/23	11/30/23
Engeseth, Douglas	8	Studio	312	850.00	100.00	0.00	695.00	-339.00	1,275.00	8/25/22	09/01/23	900.00	9/2/22	5/31/23
Ledbetter, James	9	Studio	312	900.00	100.00	0.00	900.00	0.00	900.00	8/1/23	07/01/23	900.00	9/1/23	5/31/24
Cruz Rosas, Hector	10	1x1	384	1,000.00	100.00	0.00	1,000.00	0.00	800.00	7/1/23	12/01/22	80.00	7/7/23	3/31/24
Martell, Kelly	11	1x1	0	975.00	0.00	0.00	975.00	0.00	800.00	4/16/14	12/01/22	80.00		
Lopez, Frank	12	1x1	0	995.00	0.00	0.00	975.00	0.00	1,800.00	1/5/18	12/01/22	80.00		
Arzel, John	13	1x1	0	945.00	0.00	0.00	975.00	-945.00	0.00	3/1/13	12/01/22	75.00		
Livingston, Cindy	14	Studio	190	900.00	100.00	0.00	800.00	0.00	900.00	9/23/23	10/01/23	900.00	9/23/23	5/31/24
Rauri, Marshall	15	1x1	0	1,000.00	100.00	0.00	975.00	1,237.03	1,000.00	1/27/22	01/27/22	-95.00	1/27/22	10/26/22
Hunt, Regina	16	1x1	0	1,130.00	0.00	0.00	975.00	0.00	1,800.00	4/1/18	01/01/23	-70.00		
Wilson, Caitlin	17	1x1	0	925.00	0.00	0.00	975.00	0.00	900.00	6/4/16	12/01/22	75.00		
Vanderhout, Kaithee	18	Studio	0	755.00	0.00	0.00	695.00	50.00	0.00	2/7/13	01/01/23	60.00		
Ross, Vivian	19	Studio	190	800.00	100.00	0.00	900.00	-0.99	900.00	11/6/23	11/08/23	800.00	11/6/23	7/31/24
<VACANT>	Storage	Storage	0	0.00	0.00	0.00	0.00	0.00	0.00			0.00		
Totals for Gilbert Square Apartments			2,963	18,605.00	1,200.00	1,100.00	18,140.00	2.04	17,575.00			6,935.00		
			2,963	18,605.00	1,200.00	1,100.00	18,140.00	2.04	17,575.00			6,935.00		

Report Summary

	Detail	Value
Total Possible Rent		18,605.00
Vacancy Rent		1,100.00
Occupied Unit Rent		17,505.00
# of Units		20
Vacant Units		2
Occupancy		90.0%