

6712 Rising Sun Avenue

**MMC Estate Properties**  
**Profit & Loss by Class**  
 All Transactions

\* Provided By  
 the Decedent of  
 the estate

|                                | Dec 31, 19       | Dec 31, 20       | Dec 31, 21       | Dec 31, 22         | Dec 31, 23        | Oct 29, 24       | TOTAL             |
|--------------------------------|------------------|------------------|------------------|--------------------|-------------------|------------------|-------------------|
| <b>Ordinary Income/Expense</b> |                  |                  |                  |                    |                   |                  |                   |
| Income                         |                  |                  |                  |                    |                   |                  |                   |
| CAM Income                     | 0.00             | 0.00             | 5,899.38         | 11,798.80          | 7,865.84          | 0.00             | 25,564.02         |
| Rental Income                  | 35,360.00        | 44,552.16        | 75,468.82        | 74,634.08          | 60,093.46         | 75,960.00        | 366,068.52        |
| <b>Total Income</b>            | <b>35,360.00</b> | <b>44,552.16</b> | <b>81,368.20</b> | <b>86,432.88</b>   | <b>67,959.30</b>  | <b>75,960.00</b> | <b>391,632.54</b> |
| Expense                        |                  |                  |                  |                    |                   |                  |                   |
| Advertising and Promotion      | 0.00             | 283.86           | 0.00             | 0.00               | 739.34            | 0.00             | 1,023.20          |
| Bank Service Charges           | 0.00             | 0.00             | 0.00             | 2,926.74           | 667.06            | 0.00             | 3,593.80          |
| Dumpster and Trash Collection  | 2,600.00         | 2,340.00         | 3,380.00         | 2,080.00           | 4,352.81          | 3,433.51         | 18,186.32         |
| Insurance Expense              | 0.00             | 0.00             | 0.00             | 0.00               | 20.53             | 0.00             | 20.53             |
| Interest Expense               | 20,786.11        | 20,492.85        | 18,338.86        | 14,722.63          | 11,155.23         | 6,613.96         | 92,109.64         |
| Licenses & Fees                | 0.00             | 378.58           | 0.00             | 0.00               | 60.00             | 0.00             | 438.58            |
| Loan Fees                      | 0.00             | 0.00             | 3,815.12         | 555.13             | 0.00              | 0.00             | 4,370.25          |
| Loan Late Fees                 | 903.98           | 0.00             | 552.70           | 0.00               | 0.00              | 0.00             | 1,456.68          |
| Professional Fees              | 0.00             | 0.00             | 0.00             | 0.00               | 2,000.00          | 0.00             | 2,000.00          |
| Repairs and Maintenance        | 5,366.52         | 15,503.31        | 35,662.38        | 25,348.22          | 56,201.42         | 16,524.24        | 154,606.09        |
| Taxes - Property               | 0.00             | 0.00             | 0.00             | 141,551.72         | 0.00              | 19,601.40        | 161,153.12        |
| Utilities                      | 3,122.46         | 3,332.42         | 3,601.05         | 12,309.79          | 18,797.43         | 11,034.34        | 52,197.49         |
| <b>Total Expense</b>           | <b>32,779.07</b> | <b>42,331.02</b> | <b>65,350.11</b> | <b>199,494.23</b>  | <b>93,993.82</b>  | <b>57,207.45</b> | <b>491,155.70</b> |
| <b>Net Ordinary Income</b>     | <b>2,580.93</b>  | <b>2,221.14</b>  | <b>16,018.09</b> | <b>-113,061.35</b> | <b>-26,034.52</b> | <b>18,752.55</b> | <b>-99,523.16</b> |
| <b>Net Income</b>              | <b>2,580.93</b>  | <b>2,221.14</b>  | <b>16,018.09</b> | <b>-113,061.35</b> | <b>-26,034.52</b> | <b>18,752.55</b> | <b>-99,523.16</b> |

\* Pre-School / Day Care  
 Units #1, 2, 3  
 - All of 1st Floor and half of 2nd Fl

provided a notice to  
 vacate by 6/30/26

\* Pain Management DR.

provided a notice to  
 vacate 12/31/25

Unit #4  
 - half of the 2nd Fl

VACANT Units 5+6 (3rd Fl)