Income Statement
1901 S. Alameda Street - (1901)
Jan 2024 - Dec 2024

Prepared For:
Larch Management
Del Mar Commercial Finance
18000 Studebaker Rd, Ste 700
Cerritos, CA 90703

Prepared By:
Magnum Properties, Inc
2222 E. Washington Blvd.
Ste A
Los Angeles, CA 90021

	Period to Date	%	Year to Date	%
INCOME				
RENT INCOME				
Rent	690,852.98	96.44	690,852.98	96.44
NET RENT INCOME	690,852.98	96.44	690,852.98	96.44
EXPENSE REIMBURSEMENT				
Passthru Maintenance	3,638.50	0.51	3,638.50	0.51
Passthru Security Service	92.45	0.01	92.45	0.01
Passthru Insurance	918.55	0.13	918.55	0.13
Passthru Property Tax	1,760.28	0.25	1,760.28	0.25
Passthru Electricity	2,070.89	0.29	2,070.89	0.29
Passthru Water & Sewer	1,793.88	0.25	1,793.88	0.25
Estimated CAM Charges	15,231.72	2.13	15,231.72	2.13
TOTAL REIMBURSEMENT	25,506.27	3.56	25,506.27	3.56
TOTAL INCOME	716,359.25	100.00	716,359.25	100.00
EXPENSES				
DIRECT EXPENSES				
Maintenance	13,085.00	1.83	13,085.00	1.83
Repair	3,490.00	0.49	3,490.00	0.49
Janitorial	91.32	0.01	91.32	0.01
Plumbing	3,608.42	0.50	3,608.42	0.50
HVAC (Heat, Ventilation, Air)	17,181.29	2.40	17,181.29	2.40
Management	48,000.00	6.70	48,000.00	6.70
Legal Expenses	2,731.30	0.38	2,731.30	0.38
Property Tax	49,169.38	6.86	49,169.38	6.86
Electrical repairs	14,285.17	1.99	14,285.17	1.99
Electricity	6,796.84	0.95	6,796.84	0.95
Utilities	205.50	0.03	205.50	0.03
Water & Sewer	4,513.36	0.63	4,513.36	0.63
Trash Disposal	1,800.00	0.25	1,800.00	0.25
Labor	200.00	0.03	200.00	0.03
TOTAL DIRECT EXPENSES	165,157.58	23.06	165,157.58	23.06
GENERAL & ADMINISTRATIVE				
Legal & Accounting	2,518.03	0.35	2,518.03	0.35
Bldg. Inspections	2,200.00	0.31	2,200.00	0.31
TOTAL G & A EXPENSE	4,718.03	0.66	4,718.03	0.66

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TOTAL EXPENSES	169,875.61	23.71	169,875.61	23.71
NET INCOME	546,483.64	76.29	546,483.64	76.29