Profit and Loss Statement

January 01, 2025 ~ December 26, 2025

Property Address: 1125 W 250 S, American Fork, UT 84003

The Yard BLD 3

Summary		YTD
Total Income	$	304,316.15
Total Operating Expenses	$	74,919.07
NET OPERATING INCOME	**$**	**202,954.97**

Income	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD Total
Rent Income	$ 25,995.00	$ 25,560.00	$ 24,550.00	$ 23,095.00	$ 20,288.71	$ 24,491.77	$ 24,324.19	$ 25,085.97	$ 26,260.32	$ 26,497.33	$ 26,575.00	$ 25,055.00	$ 297,778.29
Late Fee Income	$ - .00	$ - .00	$ 48.83	$ - .00	$ 138.50	$ - .00	$ - .00	$ 384.67	$ 162.83	$ 324.00	$ 246.17	$ 351.17	$ 1,656.17
Pet Fee Income	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 120.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 795.00
Monthly Car Fee	$ 50.00	$ 50.00	$ 50.00	$ 25.00	$ 25.00	$ 25.00	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ 225.00
Additional Car Income	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ - .00	$ - .00	$ - .00	$ - .00	$ 200.00
Toal Income	**$ 26,115.00**	**$ 25,680.00**	**$ 24,718.83**	**$ 23,190.00**	**$ 20,522.21**	**$ 24,661.77**	**$ 24,424.19**	**$ 25,570.64**	**$ 26,498.15**	**$ 26,896.33**	**$ 26,896.17**	**$ 25,481.17**	**$ 300,654.46**

Other Income													
Management Fees Income	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ 500.00	$ - .00	$ - .00	$ - .00	$ - .00	$ 250.00	$ - .00	$ 750.00
Repairs Income	$ - .00	$ - .00	$ - .00	$ 357.00	$ 275.00	$ 450.00	$ - .00	$ 175.00	$ - .00	$ - .00	$ 175.00	$ - .00	$ 1,432.00
Utility Income-ONLY actual utilities	$ - .00	$ 92.81	$ 66.45	$ 116.76	$ 14.59	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ 7.66	$ 51.42	$ 349.69
Cleaning and Maint Income to PM	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ 370.00	$ - .00	$ 250.00	$ - .00	$ - .00	$ - .00	$ (250.00)	$ 370.00
Cleaning Outside Vendor Income	$ - .00	$ - .00	$ - .00	$ 170.00	$ 140.00	$ 280.00	$ - .00	$ - .00	$ - .00	$ - .00	$ 170.00	$ - .00	$ 760.00
Total Other Income	**$ - .00**	**$ 92.81**	**$ 66.45**	**$ 643.76**	**$ 429.59**	**$ 1,600.00**	**$ - .00**	**$ 425.00**	**$ - .00**	**$ - .00**	**$ 602.66**	**$ (198.58)**	**$ 3,661.69**
GROSS INCOME	**$ 26,115.00**	**$ 25,772.81**	**$ 24,785.28**	**$ 23,833.76**	**$ 20,951.80**	**$ 26,261.77**	**$ 24,424.19**	**$ 25,995.64**	**$ 26,498.15**	**$ 26,896.33**	**$ 27,498.83**	**$ 25,282.59**	**$ 304,316.15**

Operating Expenses 1	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD Total
Management Fee	$ 2,096.51	$ 2,061.82	$ 1,996.43	$ 1,776.16	$ 1,675.22	$ 1,996.41	$ 2,062.33	$ 1,892.09	$ 2,193.52	$ 2,289.32	$ 2,196.74	$ 2,390.56	$ 24,627.11
HOA	$ 3,582.00	$ 3,582.00	$ 3,582.00	$ 3,582.00	$ 3,582.00	$ 3,582.00	$ 3,582.00	$ 3,582.00	$ 3,582.00	$ 3,582.00	$ 3,582.00	$ 3,582.00	$ 42,984.00
Repair & Maintenance	$ 138.33	$ 155.62	$ 297.63	$ 276.64	$ 297.63	$ 46.11	$ - .00	$ - .00	$ 1,707.00	$ - .00	$ - .00	$ 350.00	$ 3,268.96
Washer & Dryer, Air Filters	$ - .00	$ - .00	$ 138.32	$ - .00	$ 92.21	$ - .00	$ - .00	$ 599.39	$ 1,222.75	$ - .00	$ - .00	$ - .00	$ 2,052.67
Utilities	$ 120.81	$ 143.14	$ 141.37	$ 119.49	$ 108.47	$ 16.59	$ 74.00	$ 153.55	$ 14.81	$ 46.96	$ 80.29	$ 36.85	$ 1,056.33
Vendors	$ - .00	$ 170.00	$ - .00	$ 340.00	$ 420.00	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ 930.00
	$ 5,937.65	**$ 6,112.58**	**$ 6,155.75**	**$ 6,094.29**	**$ 6,175.53**	**$ 5,641.11**	**$ 5,718.33**	**$ 6,227.03**	**$ 8,720.08**	**$ 5,918.28**	**$ 5,859.03**	**$ 6,359.41**	**$ 74,919.07**

Operating Expenses 2													
Property Tax	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ 20,987.11	$ 20,987.11
Insurance	$ 454.00	$ 454.00	$ 454.00	$ 454.00	$ 454.00	$ 455.00	$ 455.00	$ 455.00	$ 455.00	$ 455.00	$ 455.00	$ 455.00	$ 5,455.00
	$ 454.00	**$ 454.00**	**$ 454.00**	**$ 454.00**	**$ 454.00**	**$ 455.00**	**$ 455.00**	**$ 455.00**	**$ 455.00**	**$ 455.00**	**$ 455.00**	**$ 21,442.11**	**$ 26,442.11**
TOTAL OPERATING EXPENSES	**$ 6,391.65**	**$ 6,566.58**	**$ 6,609.75**	**$ 6,548.29**	**$ 6,629.53**	**$ 6,096.11**	**$ 6,173.33**	**$ 6,682.03**	**$ 9,175.08**	**$ 6,373.28**	**$ 6,314.03**	**$ 27,801.52**	**$ 101,361.18**
NET OPERATING INCOME	**$ 19,723.35**	**$ 19,206.23**	**$ 18,175.53**	**$ 17,285.47**	**$ 14,322.27**	**$ 20,165.66**	**$ 18,250.86**	**$ 19,313.61**	**$ 17,323.07**	**$ 20,523.05**	**$ 21,184.80**	**$ (2,518.93)**	**$ 202,954.97**

Disclosure: This P&L was prepared by the listing agent for informational purposes only, based on owner-provided data, and is not a CPA-prepared or official financial statement. Buyers to verify all information independently.

Monthly Income - By Units

Including fees and other income

January 01, 2025 ~ December 26, 2025

Property Address: 1125 W 250 S, American Fork, UT 84003

THE YARD BLD 3	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD Total
Unit 107	$ 1,595.00	$ 1,595.00	$ 1,595.00	$ 1,580.00	$ 1,610.00	$ 1,595.00	$ 1,595.00	$ 1,595.00	$ 1,660.00	$ (105.00)	$ 595.00	$0.00	$ 14,910.00
Unit 108	$ - .00	$ - .00	$ - .00	$ - .00	$ - .00	$ 2,366.77	$ 1,595.00	$ 1,754.50	$ 1,754.50	$ 1,595.00	$ 1,754.50	$1595.00	$ 12,415.27
Unit 109	$ 1,380.00	$ 1,380.00	$ 1,380.00	$ 1,380.00	$ 1,380.00	$ 1,380.00	$ - .00	$ 1,510.00	$ 385.00	$ 1,385.00	$ 1,385.00	$1260.00	$ 14,205.00
Unit 110	$ 1,350.00	$ 1,350.00	$ 1,350.00	$ 1,350.00	$ 1,350.00	$ 1,350.00	$ - .00	$ 685.00	$ 1,385.00	$ 1,385.00	$ 1,385.00	$1260.00	$ 14,200.00
Unit 111	$ 1,595.00	$ 1,595.00	$ 1,643.83	$ 1,595.00	$ 1,595.00	$ 1,595.00	$ 1,595.00	$ 1,597.67	$ 1,598.33	$ 1,595.00	$ 1,643.17	$1643.17	$ 19,291.17
Unit 112	$ 1,835.00	$ 1,835.00	$ 1,835.00	$ 1,835.00	$ 1,835.00	$ 1,835.00	$ 1,835.00	$ 1,835.00	$ 1,835.00	$ 1,835.00	$ 1,835.00	$1835.00	$ 22,020.00
Unit 207	$ 1,520.00	$ 1,520.00	$ 1,520.00	$ 1,520.00	$ 1,520.00	$ 1,520.00	$ 1,520.00	$ 1,520.00	$ 1,520.00	$ 1,520.00	$ 1,520.00	$1520.00	$ 18,240.00
Unit 208	$ 1,520.00	$ 1,520.00	$ - .00	$ 534.66	$ - .00	$ - .00	$ 2,579.03	$ 610.97	$ 1,595.00	$ 1,595.00	$ 1,595.00	$1595.00	$ 13,144.66
Unit 209	$ 1,335.00	$ 1,335.00	$ 1,335.00	$ 1,335.00	$ 1,335.00	$ 1,410.00	$ 1,460.00	$ 1,460.00	$ 1,460.00	$ 1,460.00	$ 1,460.00	$1460.00	$ 16,845.00
Unit 210	$ 1,410.00	$ 1,410.00	$ 1,410.00	$ 1,410.00	$ 1,548.50	$ 1,410.00	$ 1,410.00	$ 1,494.00	$ 1,385.00	$ 1,385.00	$ 1,423.50	$1523.50	$ 17,219.50
Unit 211	$ 1,520.00	$ 1,520.00	$ 1,595.00	$ 1,445.00	$ 595.00	$ 1,840.00	$ 1,595.00	$ 1,595.00	$ 1,595.00	$ 1,754.50	$ 1,595.00	$1595.00	$ 18,244.50
Unit 212	$ 1,885.00	$ 1,885.00	$ 1,885.00	$ 1,885.00	$ 33.71	$ 2,590.00	$ 1,520.16	$ 1,885.00	$ 1,885.00	$ 1,885.00	$ 1,885.00	$1885.00	$ 21,108.87
Unit 307	$ 1,520.00	$ 1,085.00	$ 1,520.00	$ 1,520.00	$ 1,520.00	$ 1,520.00	$ 1,520.00	$ 1,520.00	$ 1,520.00	$ 1,520.00	$ 1,520.00	$0.00	$ 16,285.00
Unit 308	$ 1,545.00	$ 1,545.00	$ 1,545.00	$ 1,545.00	$ 1,545.00	$ 1,545.00	$ 1,545.00	$ 1,545.00	$ 1,545.00	$ 1,595.00	$ 1,595.00	$1595.00	$ 18,690.00
Unit 309	$ 1,390.00	$ 1,390.00	$ 1,390.00	$ 1,385.00	$ 1,385.00	$ 1,385.00	$ 1,385.00	$ 1,523.50	$ 1,385.00	$ 1,385.00	$ 1,385.00	$1385.00	$ 16,773.50
Unit 310	$ 1,360.00	$ 1,360.00	$ 1,360.00	$ - .00	$ 1,800.00	$ 385.00	$ 1,385.00	$ 1,385.00	$ 1,385.00	$ 1,385.00	$ 1,385.00	$1385.00	$ 14,575.00
Unit 311	$ 1,520.00	$ 1,612.81	$ 1,586.45	$ 1,629.10	$ 14.59	$ 650.00	$ - .00	$ 595.00	$ 720.32	$ 1,836.83	$ 1,652.66	$1860.92	$ 13,678.68
Unit 312	$ 1,835.00	$ 1,835.00	$ 1,835.00	$ 1,885.00	$ 1,885.00	$ 1,885.00	$ 1,885.00	$ 1,885.00	$ 1,885.00	$ 1,885.00	$ 1,885.00	$1885.00	$ 22,470.00
All Properties	**$ 26,115.00**	**$25,772.81**	**$24,785.28**	**$23,833.76**	**$20,951.80**	**$26,261.77**	**$24,424.19**	**$25,995.64**	**$26,498.15**	**$26,896.33**	**$27,498.83**	**$25,282.59**	**$ 304,316.15**