

**1805 CHESTNUT STREET PRO FORMA****OPERATING REVENUE****Residential Revenue**

Unit 1R (exp 4/30/26)	18,000
Unit 2F (exp 6/15/25)	26,400
Unit 2R (exp 4/30/27)	27,540
Unit 3F (exp 4/30/26)	39,552

**Total Residential Rental Revenue** **111,492**

Retail Revenue (exp 6/30/34)	117,570
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**Total Retail Rental Revenue** **117,570**

Real Estate Tax Recovery	10,920
Insurance Expense Recovery	1,200
Electricity Expense Recovery	600
U&O Tax Reimbursement	1,260
CCD Tax Reimbursement	1,349

**Total CAM Revenue** **15,329**

License Agreement Revenue	6,641
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**Total License Agreement Revenue** **6,641**

**TOTAL OPERATING REVENUE** **251,033**

**OPERATING EXPENSES**

Utilities	
Electricity	4,100
Water & Sewer	2,200
Telephone & Internet	780
Repairs & Maintenance	4,000
Insurance Expense	5,000
Management Fees	3.00% 7,531
Taxes	
Real Estate Taxes	21,534
U&O Tax	1,260
CCD Tax	2,698

**TOTAL OPERATING EXPENSES** **49,103**

**NET OPERATING INCOME** **201,930**