

**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**

Retail Revenue (exp 6/30/34)	117,570
------------------------------	---------

**Total Retail Rental Revenue**

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

**Total CAM Revenue**

License Agreement Revenue	6,641
---------------------------	-------

**Total License Agreement Revenue****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%
Taxes	7,531
Real Estate Taxes	21,534
U&O Tax	1,260
CCD Tax	2,698

**TOTAL OPERATING EXPENSES****49,103****NET OPERATING INCOME****201,930**