Income Property Operating Statement

Property Address: 140 N Pass Ave, Burbank, CA 91505

	Year 2023	Year 2024	Year 2025	Year 2026	%	Remark
	12	12	12	12	%	
				Projection	8.00	Rent due to increase by
INCOME:						Estimated 8.00%
Rental Collection	$ 129,787	$ 125,691	$ 138,900	$ 143,086	99.67%	Include the owner unit
Laundry Income			$ 480	$ 480	0.33%	
Other Income-Garage Parking				$ -	0.00%	Proforma
TOTAL INCOME	$ 129,787	$ 125,691	$ 139,380	$ 143,566	100%	
EXPENSES: *DO NOT INCLUDE INTEREST OR D*						
Management Fees (Offsite)	$ -	$ -	$ -		0.00%	
Accounting	$ 1,000.00	$ 1,800	$ 2,000	$ 2,000	1.39%	
Administrative (G&A)		$ -	$ -		0.00%	
Bank Service Charge			$ -		0.00%	
Property Insurance	$ 6,972.00	$ 8,761	$ 12,748	$ 12,748	8.88%	
Legal fees	$ -	$ -	$ -		0.00%	
License and Permit	$ 1,204.00	$ 1,096	$ 607	$ 607	0.42%	
Professional Fees					0.00%	
On-site Mgmt - Salaries, Benefits-Security Gauard					0.00%	
Interior Cleaning & Maintenance					0.00%	
General Repairs & Maintenance	$ -	$ -	$ 6,963		0.00%	
General Repairs & Maintenance-Roofing			$ -		0.00%	
General Repairs & Maintenance-Plumbing					0.00%	
CAM (Gardening, Pool)	$ -	$ 1,200	$ 1,200	$ 1,200	0.84%	$100 /month
CAM (Pest Control)	$ 900.00	$ 300	$ 300	$ 300	0.21%	
CAM-JANITORIAL Services					0.00%	
EXPENSES: DO NOT INCLUDE INTEREST OR D		$ -			0.00%	
Utilities(Electricity)	$ -	$ -	$ -		0.00%	
Utilities(Water-Sewer)-Common Area	$ 2,170.00	$ 2,385	$ 2,130	$ 2,000	1.39%	$166.67/month
Utilities (Trash)-Common Area	$ 1,896.00	$ 1,892	$ 1,080	$ 1,080	0.75%	Estimate $90/month
Utilities (Gas)	$ -	$ -	$ 338	$ 338	0.24%	$15/month
Supplies		$ -			0.00%	
Storage	$ -	$ -			0.00%	
Franchise tax/fees	$ 873.00	$ -	$ -		0.00%	
Miscellenous	$ 25.00	$ 40	$ 40	$ 40	0.03%	
TOTAL OPERATING EXPENSES	$ 15,040.00	$ 17,474	$ 27,406	$ 20,313	14.15%	
NET CASH FLOW BEFORE TAX	$ 114,747.00	$ 108,217	$ 111,974	$ 123,253	80.34%	
Property Tax	$ 23,606.00	$ 23,513.00	$ 23,765.00	$ 26,400.00		(based on the purchase price)

By: _____ Date: _____

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