

OPERATING INCOME AND EXPENSES - CALENDAR YEAR 2025 & PROFORMA YEAR 1 JULY 2026-JUNE 2027

Rosecrans Apartments - 835 W. Rosecrans Ave Gardena, CA 90247

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total 2025	Actual	Proforma
															Year 1*
Operating Income & Expense															
Income															
Appfolio Application Fees	135	135	180	225	135	90	360	135	135	45	90	180	1,845	1,845	
Rent/Lease Charge Actual Collections 2025	108,178	103,099	123,451	119,205	120,021	119,296	123,280	115,674	114,175	120,654	122,184	119,240	1,408,458	1,620,000	
Vacancy Reserve Year 1															-32,400
Storage & Carport	148	130	222	223	132	364	250	200	335	200	200	200	2,603	2,603	
Commissions	0	0	0	918	0	0	0	0	0	0	0	0	918	918	
Laundry Income	741	0	831	802	858	883	627	1,662	763	704	660	665	9,195	9,195	
Late Fee	2,250	900	1,575	1,050	1,269	1,131	1,103	1,350	1,350	1,050	1,200	1,050	15,278	15,278	
Break Lease / Security Deposit forfeit	550	0	0	0	0	0	0	0	0	0	995	0	1,545	1,545	
NSF Fees/Penalties	300	0	0	250	50	0	150	100	250	0	100	0	1,200	1,000	
Tenant Protection Program Renters Insurance	0	0	0	0	9	0	0	16	1,253	1,423	1,329	1,239	5,269	5,269	
Total Operating Income	110,033	101,796	123,987	120,357	120,119	119,510	123,537	116,827	116,077	122,010	124,712	120,480	1,419,445	1,625,254	
Expense															
Property Taxes (Year 1 is based on New Taxes)	0	0	0	107,662	0	0	0	0	0	0	109,193	0	216,855	206,307	
Property Insurance	0	0	0	30,169	0	0	34,995	0	0	0	0	0	65,164	65,164	
Manager Rent Credit	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	27,000	27,000	
Management Fees	3,500	3,500	3,500	3,500	3,500	7,000	3,500	3,500	0	7,000	0	7,075	45,575	48,000	
Advertising	140	140	140	140	140	140	140	140	140	140	162	666	2,224	2,224	
Cable/Internet	352	0	373	0	0	186	0	116	116	104	273	186	1,706	1,706	
Payroll expense	0	0	0	0	0	0	0	1,420	1,780	0	0	0	3,200	3,200	
Maintenance & Repair Labor	1,231	626	817	1,132	1,434	1,553	2,572	2,086	4,015	2,392	3,153	4,334	25,343	25,343	
Electrical Services	0	0	0	0	2,621	0	0	0	0	0	0	150	2,771	2,771	
Elevator Services	0	0	0	150	150	0	700	0	150	300	150	550	2,150	2,150	
Painting	360	510	830	680	-345	116	865	290	1,715	-365	225	-335	4,546	4,546	
Appliance's / Repair	515	225	0	145	0	370	145	0	0	275	145	809	2,629	2,629	
Pool Service	185	185	0	370	440	840	420	420	205	970	210	0	4,245	4,245	
Cleaning	600	330	330	330	625	200	400	505	400	615	505	560	5,400	5,400	
Gardening	385	385	385	385	385	385	785	385	385	375	375	375	4,990	4,990	
Pest Control	0	0	0	0	1,570	0	0	0	0	530	0	0	2,100	2,100	
Fire Exiting/Alarm	0	0	0	0	0	0	0	495	466	0	0	0	961	961	
Reglazing Tubs/Sinks	0	0	-88	1,460	-263	0	1,650	1,168	590	1,005	0	25	5,548	5,548	
Electric Utilities	22,904	0	21,938	10,748	0	11,497	9,905	11,492	0	24,030	0	23,416	135,929	105,000	
Water & Sewer Utilities	16,986	0	14,320	6,941	0	7,936	24,510	6,888	0	14,824	0	8,331	100,736	100,736	
Utilities (Credit for Overcharge)	-2,273	-2,502	-3,730	-2,385	-2,830	-2,478	-2,604	-2,539	-2,052	-2,157	-2,454	-2,156	-30,160	0	
Trash Collection	0	0	8,176	2,012	2,125	2,163	3,664	2,426	2,477	1,638	2,389	2,783	29,853	29,853	
Legal	2,940	1,500	1,090	425	2,225	0	0	0	0	0	0	0	8,180	4,800	
SCEP FEES	269	269	269	269	269	269	269	269	269	269	269	269	3,228	3,228	
RSO Fees (Net of Tenant Pass Through)	153	153	153	153	153	153	153	153	153	153	153	153	1,836	1,836	
Total Operating Expense	86,985	34,811	74,448	193,618	39,808	58,339	110,487	57,789	39,522	79,273	142,987	74,680	672,011	659,738	
NOI - Net Operating Income	23,048	66,985	49,538	-73,261	80,311	61,171	13,051	59,038	76,555	42,737	-18,275	45,800	747,434	965,516	

* NOTE: Year 1 assumes eligible RSO increases are applied to the gross rent.