

Owner Operating Statement (NOI View)

Property: 105 S 5th St, Duquesne, PA 15110
Property Type: Small Residential Property (Mid-Term / Crew Housing Use)
Period: January – December 2024

Gross Rental Revenue

Accommodation Fare (Airbnb): **\$24,881.80**

Operating Expenses

Expense	Annual Amount
Property Taxes	\$4,000.00
Property Insurance (Estimated)	\$1,500.00
Electricity (Rectory + Church)	\$1,025.81
Gas	\$92.83
Internet	\$405.25
Water	\$1,225.38
Sewer	\$1,000.00
Repairs & Maintenance	\$4,549.55
Supplies & Consumables	\$271.14
Total Operating Expenses	\$14,069.96

Net Operating Income (NOI)

\$10,811.84

Additional Notes

- Property was placed into service and began generating rental income in **July 2024**; financials represent a partial-year operating period.
- Utilities reflect actual 2024 usage for the rectory and church portions of the property.
- Cleaning fees are collected from guests and paid directly to third-party cleaners and are NOI neutral.
- Statement reflects true property-level performance and excludes management-company accounting artifacts.
- Insurance figure reflects a conservative market estimate for a Pennsylvania residential rental.
- NOI shown is before financing, depreciation, and income taxes.