

## Income Property Operating Statement

Income Property Operating Statement							
Property Address:	140 N Pass Ave,	Burbank, CA					
			Year 2023	Year 2024	Year 2025	Year 2026	Remark
			12	12	12	12	%
						Projection	7.50
<b>INCOME:</b>							5% Plus CPI (Estimated 2.50% to 3.00%)
Rental Collection		\$ 129,787	\$ 107,961	\$ 138,900	\$ 145,778	99.67%	Including Est. income for owner unit in year 2025-2026 Proforma
Laundry Income				\$ 480	\$ 480	0.33%	
Other Income-Garage Parking					\$ -	0.00%	
<b>TOTAL INCOME</b>		\$ 129,787	\$ 107,961	\$ 139,380	\$ 146,258	100%	
<b>EXPENSES: DO NOT INCLUDE INTEREST OR DEPRECIATION</b>							
Management Fees (Offsite)		\$ -	\$ -	\$ -		0.00%	
Accounting		\$ 1,000.00	\$ 1,800	\$ 2,000	\$ 2,000	1.37%	
Administrative (G&A)			\$ -	\$ -		0.00%	
Bank Service Charge				\$ -		0.00%	
Property Insurance		\$ 6,972.00	\$ 8,761	\$ 12,748	\$ 12,748	8.72%	Potential lower amount for new owner(to shop around)
Legal fees		\$ -	\$ -	\$ -		0.00%	
License and Permit		\$ 235.00	\$ 296	\$ 296	\$ 300	0.21%	
Professional Fees						0.00%	
On-site Mgmt - Salaries, Benefits-Security Gaurd						0.00%	
Interior Cleaning & Maintenance						0.00%	
General Repairs & Maintenance		\$ -	\$ -	\$ 6,963		0.00%	Air Conditioner in year 2025
General Repairs & Maintenance-Roofing				\$ -		0.00%	
General Repairs & Maintenance-Plumbing						0.00%	
CAM (Gardening, Pool)		\$ 1,200.00	\$ 1,200	\$ 1,200	\$ 1,200	0.82%	\$100 /month
CAM (Pest Control)		\$ 900.00	\$ 300	\$ 300	\$ 300	0.21%	Once a year
CAM-JANITORIAL Services						0.00%	
<b>EXPENSES: DO NOT INCLUDE INTEREST OR DEPRECIATION</b>							
Utilities(Electricity)		\$ -	\$ -	\$ -		0.00%	
Utilities(Water)-Common Area		\$ 2,170.00	\$ 2,385	\$ 2,130	\$ 2,130	1.46%	
Utilities (Trash)-Common Area		\$ 1,000.00	\$ 1,892	\$ 1,080	\$ 1,080	0.74%	
Utilities (Gas)-Water Heater		\$ -	\$ -	\$ 338	\$ 338	0.23%	\$15/month
Supplies			\$ -			0.00%	
Storage		\$ -	\$ -			0.00%	
Franchise tax/fees		\$ 873.00	\$ 800	\$ 800	\$ 800	0.55%	
Miscellaneous		\$ 25.00	\$ 40	\$ 50	\$ 50	0.03%	
<b>TOTAL OPERATING EXPENSES</b>		\$ 14,375.00	\$ 17,474	\$ 27,905	\$ 20,946	14.32%	
<b>NET CASH FLOW BEFORE TAX</b>		\$ 115,412	\$ 90,487	\$ 111,475	\$ 125,312	79.98%	
Property Tax		\$ 23,606.00	\$ 23,513.00	\$ 23,765.00	\$ 26,250.00	(based on 1.25% of purchase price-\$2,1M.)	
By:			Date:				