

2740 Main, LLC
Profit and Loss

	<u>Total</u>	<u>Space</u>	<u>Rents</u>	<u>Lease</u>	<u>Occupancy</u>	<u>Tenant</u>
Income		Basemant large office	\$650.00	4/1/26-3/31/28	4/1/2026	Nicole Watkins
400 Rental Income	61,800.00	Basemant small office	\$300.00	Month to Month	9/1/2023	Designated Drivers Mike Mule
Total for Income	\$61,800.00	Main Floor Owner)	\$2,000.00	Month to Month	6/6/2018	Owner occupied past 10 year. Market rent is \$2000-\$2400
Gross Profit	\$61,800.00	2nd floor 2 rooms	\$1,150.00	Month to Month	10/1/2020	Petite Esthetique Nickole Abbatte - Tenant currently receives \$200/month credit for common area cleaning.
Expenses		2nd floor1 room	\$450.00	Month to Month	3/1/2025	Adellia Mcintosh
500 Insurance	\$2,111.53	3rd floor	\$600.00	Month to Month	1/1/2026	Stephany Lozada
505 Internet	\$1,832.00					
525 Repairs & Maintenance	\$1,500.00	Total monthly rents	\$5,150.00			
530 Utilities	\$6,372.20					
570 Taxes Paid	\$5,339.67					
Total for Expenses	\$17,155.40					
Net Operating Income	\$44,644.60					
Net Income	\$44,644.60					
8% CAP Rate	\$558,057.50					
7% CAP Rate	\$496,051.11					