Profit and Loss
GB-Frostburg Glenn LLC
January 1-December 31, 2024

	Total
Income	
40000 Rental Income	185,546.13
40600 Late Fee	4,167.75
40700 Convenience Fee	338.32
40720 Pet Deposit Income	300.00
40730 Pet Rent Income	2,000.00
40750 Storage Space Rental	900.00
41000 Utilities Charged	18,270.00
41500 Credit Card Fee Income	978.89
45600 Write Off/Eviction	-772.50
Total for 40000 Rental Income	**$211,728.59**
43000 Revenue- Other	62.46
Total for Income	**$211,791.05**
Expenses	
60400 Bank Service Charges	0.00
63300 Insurance Expense	12,713.04
64600 Memberships	990.00
64800 Office Expense	66.34
65800 Postage and delivery	10.95
66800 Legal and Professional Fees	245.47
67200 Repairs and Maintenance	18,602.55
67201 Landscaping Costs	5,752.82
67300 Real Estate Taxes	21,050.51
68200 Taxes	300.00
68600 Utilities	1,281.72
68610 Disposal & waste fees	5,049.03
68620 Electricity	31.71
68660 Water & sewer	21,296.54
Total for 68600 Utilities	**$27,659.00**
69200 Property Management Fees (4%)	8,471.64
Total for Expenses	**$95,862.32**
Net Operating Income	**$115,928.73**

Profit and Loss
GB-Frostburg Glenn LLC
January-December, 2025

	Total	
Income		
40000 Rental Income	178,057.92	95.96%
40600 Late Fee	3,478.75	
05 Late Fee	-928.75	
Total for 40600 Late Fee	**$2,550.00**	
Cleaning Charged to Resident	200.00	
40700 Convenience Fee	222.40	
Pet Rent Income	1,250.00	
40750 Storage Space Rental	825.00	
41000 Utilities Charged	18,841.10	
Credit Card Fee Income	387.17	
Write Off/Evicti	-136.38	
Total for 40000 Rental Income	**$202,197.21**	
4230 Vacancy	-2,475.00	
Total for Income	**$199,722.21**	
Expenses		
60400 Bank Service Charges	3.99	
6232 TURN - Cleaning	515.00	
63300 Insurance Expense	12,787.39	
6410-2 Electricity - Vacant	2,010.14	
Memberships/Licenses/Fees	990.00	
64800 Office Expense	23.00	
66800 Legal and Professional Fees	399.14	
67200 Repairs and Maintenance	9,029.78	
67201 Landscaping Costs	5,256.02	
67230 Snow Removal	3,709.57	
67300 Real Estate Taxes (City + County)	24,209.17	
68200 Taxes	300.00	
68600 Utilities		
Disposal & waste fees	3,231.98	
68660 Water & sewer	18,599.66	
Total for 68600 Utilities	**$21,831.64**	
69200 Property Management Fees (4%)	7,988.89	
69999 Bad Debt Expense	0.00	
70000 Miscellaneous expense	23.48	
Total for Expenses	**$89,077.21**	
Net Operating Income	**$110,645.00**	

Profit and Loss
GB-Frostburg Glenn
January-December, 2026

PROJECTION
BROKER

	Total	
Income		
40000 Rental Income	214,728.00	120.59%
40600 Late Fee	3,478.75	
05 Late Fee	-928.75	
Total for 40600 Late Fee	**$2,550.00**	
Cleaning Charged to Resident	200.00	
40700 Convenience Fee	222.40	
Pet Rent Income	1,250.00	
40750 Storage Space Rental	825.00	
41000 Utilities Charged	18,841.10	
Credit Card Fee Income	387.17	
Write Off/Evicti	-136.38	
Total for 40000 Rental Income	**$238,867.29**	
Vacancy	-2,475.00	
Total for Income	**$236,392.29**	
Expenses		
60400 Bank Service Charges	3.99	
6232 TURN - Cleaning	618.00	
63300 Insurance Expense	15,344.87	
6410-2 Electricity - Vacant	2,412.17	
Memberships /Licenses/Fees	1,188.00	
64800 Office Expense	27.60	
66800 Legal and Professional Fees	478.97	
67200 Repairs and Maintenance	10,835.74	
67201 Landscaping Costs	6,307.22	
67230 Snow Removal	4,451.48	
67300 Real Estate Taxes (City + County)	29,051.00	
68200 Taxes	360.00	
Utilities	0.00	
Disposal & waste fees	3,878.38	
68660 Water & sewer	22,319.59	
Total for 68600 Utilities	**$26,197.97**	
69200 Property Management Fees (4%)	9,586.67	
69999 Bad Debt Expense	0.00	
70000 Miscellaneous expense	28.18	
Total for Expenses	**$106,891.85**	120%
Net Operating Income	**$129,500.44**	117%

Profit and Loss
GB-Frostburg Glenn LLC
January-December, 2027

PROJECTION
BROKER

	Total	
Income		
40000 Rental Income	251,400.00	117.08%
40600 Late Fee	3,478.75	
05 Late Fee	-928.75	
Total for 40600 Late Fee	**$2,550.00**	
Cleaning Charged to Resident	200.00	
40700 Convenience Fee	222.40	
Pet Rent Income	1,250.00	
40750 Storage Space Rental	825.00	
41000 Utilities Charged	18,841.10	
Credit Card Fee Income	387.17	
Write Off/Evicti	-136.38	
Total for 40000 Rental Income	**$275,539.29**	
Vacancy	-2,475.00	
Total for Income	**$273,064.29**	
Expenses		
60400 Bank Service Charges	3.99	
6232 TURN - Cleaning	741.60	
63300 Insurance Expense	18,413.84	
6410-2 Electricity - Vacant	2,894.60	
Memberships /Licenses/Fees	1,425.60	
64800 Office Expense	33.12	
66800 Legal and Professional Fees	574.76	
67200 Repairs and Maintenance	13,002.88	
67201 Landscaping Costs	7,568.67	
67230 Snow Removal	5,341.78	
67300 Real Estate Taxes (City + County)	34,861.20	
68200 Taxes	432.00	
Utilities	0.00	
Disposal & waste fees	4,654.05	
68660 Water & sewer	26,783.51	
Total for 68600 Utilities	**$31,437.56**	
69200 Property Management Fees (4%)	11,504.00	
69999 Bad Debt Expense	0.00	
70000 Miscellaneous expense	33.81	
Total for Expenses	**$128,269.42**	120%
Net Operating Income	**$144,794.87**	112%

2027 projected noi capped at

7.0%	$ 2,068,498.08
7.5%	$ 1,930,598.21
8.0%	$ 1,809,935.82
8.5%	$ 1,703,469.01
9.0%	$ 1,608,831.84
9.5%	$ 1,524,156.48
10.0%	$ 1,447,948.66