

Trailing 12 Month Operating Statement (T12)

Property: Entire package with 2 houses + 4 cottages + parking lot

Period: Mar 2025 - Feb 2026

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
INCOME													
Rent Received	\$13,926	\$15,268	\$13,745	\$12,361	\$15,180	\$17,311	\$12,978	\$14,677	\$14,244	\$14,689	\$12,242	\$16,998	\$173,619
Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income	\$13,926	\$15,268	\$13,745	\$12,361	\$15,180	\$17,311	\$12,978	\$14,677	\$14,244	\$14,689	\$12,242	\$16,998	\$173,619
EXPENSES													
Property Taxes	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Insurance	\$587	\$587	\$587	\$587	\$587	\$587	\$587	\$587	\$587	\$587	\$587	\$587	\$7,044
Utilities	\$203	\$236	\$275	\$160	\$176	\$308	\$232	\$224	\$130	\$106	\$128	\$8	\$2,186
Repairs & Maintenance	\$0	\$0	\$80	\$150	\$170	\$0	\$0	\$0	\$0	\$460	\$0	\$0	\$860
Contract Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses	\$1,540	\$1,573	\$1,692	\$1,647	\$1,683	\$1,645	\$1,569	\$1,561	\$1,467	\$1,903	\$1,465	\$1,345	\$19,090
NET OPERATING INCOME (NOI)	\$12,386	\$13,695	\$12,053	\$10,714	\$13,497	\$15,666	\$11,409	\$13,116	\$12,777	\$12,786	\$10,777	\$15,653	\$154,529

Price \$2,200,000
Cap Rate 7.02%

SELLER NOTES: Tenants pay utilities except in cottages 1-4, they pay electricity and gas, but water is included and I pay water and this is reflected on Cottage 2's sheet. Property is self managed.

Selling Price \$ 2,200,000
CAP Rate 7.02%

Crosy Cottages Rent Roll as of March 10, 2026

Property	Lease Start	Lease Expiration	Refundable Deposit	Monthly Rent	Water Average	Electrical
125 Ruxton	2/1/2026	2/28/2027	\$ 3,200	\$ 3,200	\$	105 Individually metered, tenants pay
125 Ruxton Unit 1	12/1/2024	1/1/2027	\$ 1,400	\$ 1,000	\$	135 Individually metered, tenants pay
125 Ruxton Unit 2	5/1/2025	4/30/2027	\$ 2,300	\$ 2,300	\$	- Individually metered, tenants pay
125 Ruxton Unit 3	2/1/2026	5/31/2026	\$ 2,000	\$ 2,000	\$	- Individually metered, tenants pay
125 Ruxton Unit 4	10/3/2025	3/31/2027	\$ 1,400	\$ 1,400	\$	- Individually metered, tenants pay
129 Ruxton	7/15/2025	7/15/2026	\$ 3,200	\$ 3,200	Tenants Pay	Individually metered, tenants pay
120 Ruxton	Parking Lot			\$ 3,000		
Total			\$ 13,500	\$ 16,100	\$	240

Trailing 12 Month Operating Statement (T12)

Property: 125 Ruxton

Period: Mar 2025 - Feb 2026

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
INCOME													
Rent Received	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$0	\$0	\$0	\$0	\$0	\$3,200	\$22,400
Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$0	\$0	\$0	\$0	\$0	\$3,200	\$22,400
EXPENSES													
Property Taxes	\$245	\$245	\$245	\$245	\$245	\$245	\$245	\$245	\$245	\$245	\$245	\$245	\$2,940
Insurance	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$2,304
Utilities	\$0	\$0	\$0	\$0	\$0	\$11	\$13	\$16	\$17	\$12	\$0	\$0	\$69
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contract Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses	\$437	\$437	\$437	\$437	\$437	\$448	\$450	\$453	\$454	\$449	\$437	\$437	\$5,313
NET OPERATING INCOME	\$2,763	\$2,763	\$2,763	\$2,763	\$2,763	\$2,752	-\$450	-\$453	-\$454	-\$449	-\$437	\$2,763	\$17,087

Trailing 12 Month Operating Statement (T12)

Property: 125-R 1 Ruxton

Period: Mar 2025 - Feb 2026

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
INCOME													
Rent Received	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
EXPENSES													
Property Taxes	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$1,056
Insurance	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$456
Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230	\$0	\$0	\$230
Contract Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$356	\$126	\$126	\$1,742
NET OPERATING INCOME	\$874	\$874	\$874	\$874	\$874	\$874	\$874	\$874	\$874	\$644	\$874	\$874	\$10,258

Trailing 12 Month Operating Statement (T12)

Property: 125-R 2 Ruxton

Period: Mar 2025 - Feb 2026

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
INCOME													
Rent Received	\$0	\$0	\$0	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$20,700
Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income	\$0	\$0	\$0	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$20,700
EXPENSES													
Property Taxes	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$1,056
Insurance	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$456
Utilities	\$203	\$236	\$275	\$160	\$176	\$297	\$219	\$208	\$113	\$94	\$128	\$8	\$2,117
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230	\$0	\$0	\$230
Contract Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses	\$329	\$362	\$401	\$286	\$302	\$423	\$345	\$334	\$239	\$450	\$254	\$134	\$3,859
NET OPERATING INCOME	-\$329	-\$362	-\$401	\$2,014	\$1,998	\$1,877	\$1,955	\$1,966	\$2,061	\$1,850	\$2,046	\$2,166	\$16,841

SELLER NOTES:

Keep in mind tenants pay utilities except in cottages 1-4, they pay electricity and gas, but water is included and I pay water and this is reflected on Cottage 2's sheet.

Trailing 12 Month Operating Statement (T12)

Property: 125-R 3 Ruxton

Period: Mar 2025 - Feb 2026

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
INCOME													
Rent Received	\$1,600	\$1,600	\$1,600	\$0	\$0	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$1,000	\$2,000	\$17,800
Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income	\$1,600	\$1,600	\$1,600	\$0	\$0	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$1,000	\$2,000	\$17,800
EXPENSES													
Property Taxes	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$1,056
Insurance	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$456
Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contract Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$1,512
NET OPERATING INCOME	\$1,474	\$1,474	\$1,474	-\$126	-\$126	\$1,874	\$1,874	\$1,874	\$1,874	\$1,874	\$874	\$1,874	\$16,288

Trailing 12 Month Operating Statement (T12)

Property: 120 Ruxton - Parking Lot

Period: Mar 2025 - Feb 2026

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
INCOME													
Rent Received	\$3,426	\$4,768	\$3,245	\$4,361	\$3,980	\$4,111	\$2,978	\$4,677	\$4,244	\$4,689	\$3,242	\$3,798	\$47,519
Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income	\$3,426	\$4,768	\$3,245	\$4,361	\$3,980	\$4,111	\$2,978	\$4,677	\$4,244	\$4,689	\$3,242	\$3,798	\$47,519
EXPENSES													
Property Taxes	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$684
Insurance	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$264
Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$0	\$80	\$150	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Contract Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses	\$79	\$79	\$159	\$229	\$249	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$1,348
NET OPERATING INCOME	\$3,347	\$4,689	\$3,086	\$4,132	\$3,731	\$4,032	\$2,899	\$4,598	\$4,165	\$4,610	\$3,163	\$3,719	\$46,171