

# CROSSROADS INCOME EXPENSE 2024

<b>INCOME</b>		<b>AMOUNT</b>	<b>UNIT TYPE</b>	<b>UNIT NAME</b>	<b>SQ FT</b>	<b>LEASE EXPIRES</b>
		\$900	Residential	A1	850	Month to Month
		\$650	Residential	A2	350	March 2025
		\$1,900	Residential	A3	900	August 2025
		\$900	Sm Warehouse	W2	900	June 2025
		\$1,050	Lrg Warehouse	W1	1300	July 2025
		\$625	Office/Apt	Office Unit #1	375	July 2025
		\$575	Office	Office Unit #2	275	Month to Month
		\$275	Office	Office Unit #3	150	Month to Month
		\$3,600	Restaurant	Mexican Restaurant	3600	June 2028
<b>TOTAL RENT/MONTH</b>		<b>\$10,475</b>				
<b>TOTAL RENT/YEAR</b>		<b>\$125,700</b>				

<b>EXPENSES</b>		<b>AVE/MONTH</b>	<b>AVE/YEAR</b>
Taxes		\$985	\$11,817
Insurance		\$311	\$3,734
Maintenance/Repair		\$333	\$3,996
<u>Utilities</u>			
Electricity		\$400	\$4,800
Oil		\$267	\$3,204
Trash		\$245	\$2,940
Internet		\$144	\$1,733
Water		\$167	\$2,004
Landscaping/Plowing		\$267	\$3,204
<b>TOTAL EXPENSES</b>		<b>\$3,119</b>	<b>\$37,432</b>

<b>FINANCIAL PICTURE</b>			
<b>TOTAL RENT/YEAR</b>	\$125,700	<b>MARKET VALUE</b>	\$895,000
<b>TOTAL EXPENSES</b>	\$37,432	<b>CAP RATE</b>	9.9%
<b>NET OPERATING INCOME</b>	\$88,268		