

INCOME: Total Expected Collections		\$ 20,282
Actual Collections		\$ 18,166
Delayed Sec 8 Pmts	NEW SECTION 8 TENANT	\$ 875
TOTAL Recorded Income May 2025		\$ 19,041

Expenses		
Less Mgt Fee		\$ 1,904
Less Maintenance / Utilities		\$910
Lawn Care & Prop Cleanup		\$320
Dumpster		\$388
Property Taxes		\$759
Property and Liability Insurance		\$1,370
Expenses		\$ 5,651.42
Net Operating Income		\$ 13,389.58

PROPERTY HAS 23/24 UNITS LEASED AS OF 6/10/2025. APPROXIMATELY HALF OF THE UNITS ARE SEC 8 TENANTS. PARKING LOT WAS COMPLETELY REPAVED WITH NEW ASPHALT AND STRIPED IN EARLY JUNE 2025. ALL UNITS REHABBED IN THE PAST 3 YEARS WITH NEW FLOORING, KITCHENS, UPGRADED ELECTRICAL, PLUMBING, WINDOW HEAT/AIR UNITS, PAINT, CARPET, LIGHTING, WINDOW COVERINGS, ETC. NEW PADS POURED FOR THE DUMPSTERS IN EARLY JUNE AS WELL. HEAVY DUTY OUTDOOR BBQ'S WILL BE ADDED TO THE PROPERTY IN THE COMING MONTHS TO HELP REMOVE JUNK AND DEBRIS FROM THE FRONT OF THE UNITS.

	Trailing 12												
Income	Actual June 2024 - May 2025												
	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	Total
Vacant Units	8	8	7	7	7	6	5	4	3	3	2	1	
Total Income	\$15,422	\$8,367	\$9,401	\$11,911	\$12,141	\$14,962	\$13,269	\$22,167	\$16,511	\$13,642	\$16,201	\$19,041	\$173,035
Expenses	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	
Repairs and Maintenance	\$2,128.96	\$1,940.49	\$268.05	\$840	\$23.81	\$109.73	\$591.07	\$887.12	\$308.89	\$262	\$587	\$910	\$8,858
Management Fee	\$1,542.20	\$836.70	\$940.10	\$1,191.10	\$1,214.05	\$1,496.20	\$1,326.90	\$2,216.70	\$1,651.10	\$1,364.20	\$1,620.10	\$1,904.10	\$17,303
Lawn Care	\$320.00	\$320.00	\$320.00	\$320.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$320.00	\$320.00	\$320.00	\$3,040
Taxes	\$759.00	\$759.00	\$759.00	\$759.00	\$759.00	\$759.00	\$759.00	\$759.00	\$759.00	\$759.00	\$759.00	\$759.00	\$9,108
Waste Collection	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$4,656
Total Expenses	\$5,138	\$4,244	\$2,675	\$3,499	\$2,545	\$2,913	\$3,225	\$4,411	\$3,267	\$3,093	\$3,674	\$4,281	\$42,965
Net Operating Income	\$10,284	\$4,123	\$6,726	\$8,412	\$9,596	\$12,049	\$10,044	\$17,756	\$13,244	\$10,549	\$12,527	\$14,760	\$130,069

Capital Expenditures
Entire Parking Lot was repaved and striped in June 2025 (\$32,000). New Cement Pads for Dumpsters out front (\$1800)
New Cement Pads for Dumpsters out front (\$1800)
New Metal Roofs (2022)
Each unit received Ugraded Electrical, New LVP Floors, Upgraded Plumbing, New Bathroom, New Kitchen, New Carpet, New Appliances, New Water Heaters, New Window HVAC Units, New Paint, Etc

	ANNUAL												
Income (Estimates)	Projected June 2025 - May 2026												
	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	Totals
Projected Rental Income	\$18,500	\$18,500	\$18,500	\$18,500	\$18,500	\$18,778	\$18,778	\$18,778	\$18,778	\$18,778	\$19,059	\$19,059	\$224,506
Misc. Late fees, pet rent	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Total Income	\$18,650	\$18,650	\$18,650	\$18,650	\$18,650	\$18,928	\$18,928	\$18,928	\$18,928	\$18,928	\$19,209	\$19,209	\$226,306
Expenses (Estimates)													
	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	Totals
Repairs and Maintenance	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$9,600
Management Fee	\$1,865	\$1,865	\$1,865	\$1,865	\$1,865	\$1,893	\$1,893	\$1,893	\$1,893	\$1,893	\$1,921	\$1,921	\$22,631
Legal Fees (evictions)	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Lawn	\$320	\$320	\$320	\$320	\$160	\$160	\$160	\$160	\$160	\$320	\$320	\$320	\$3,040
Taxes (Divided by 12)	\$759	\$759	\$759	\$759	\$759	\$759	\$759	\$759	\$759	\$759	\$759	\$759	\$9,108
Waste Collection	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$4,656
Total Expenses	\$4,332	\$4,332	\$4,332	\$4,332	\$4,172	\$4,200	\$4,200	\$4,200	\$4,200	\$4,360	\$4,388	\$4,388	\$51,435
Net Operating Income	\$14,318	\$14,318	\$14,318	\$14,318	\$14,478	\$14,728	\$14,728	\$14,728	\$14,728	\$14,568	\$14,821	\$14,821	\$174,871

	ANNUAL												
Income (Estimates)	Projected June 2026 - May 2027												
	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	Totals
Projected Rental Income	\$19,059	\$19,059	\$19,059	\$19,059	\$19,059	\$19,059	\$19,635	\$19,635	\$19,635	\$19,635	\$19,635	\$19,635	\$232,164
Misc. Late fees, pet rent	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Total Income	\$19,209	\$19,209	\$19,209	\$19,209	\$19,209	\$19,209	\$19,785	\$19,785	\$19,785	\$19,785	\$19,785	\$19,785	\$233,964
Expenses (Estimates)													
	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	Totals
Repairs and Maintenance	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$8,100
Management Fee	\$1,921	\$1,921	\$1,921	\$1,921	\$1,921	\$1,921	\$1,979	\$1,979	\$1,979	\$1,979	\$1,979	\$1,979	\$23,396
Legal Fees (evictions)	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Lawn	\$320	\$320	\$320	\$320	\$160	\$160	\$160	\$160	\$160	\$320	\$320	\$320	\$3,040
Taxes (Divided by 12)	\$759	\$759	\$759	\$759	\$759	\$759	\$759	\$759	\$759	\$759	\$759	\$759	\$9,108
Waste Collection	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$4,656
Total Expenses	\$4,263	\$4,263	\$4,263	\$4,263	\$4,103	\$4,103	\$4,161	\$4,161	\$4,161	\$4,321	\$4,321	\$4,321	\$50,700
Net Operating Income	\$14,946	\$14,946	\$14,946	\$14,946	\$15,106	\$15,106	\$15,625	\$15,625	\$15,625	\$15,465	\$15,465	\$15,465	\$183,264