

Table 1

	WAI MANA INCOME EXPENSE					
	GROSS INCOME - SHORT TERM*	EXPENCES**	ADDITIONAL INCOME, MIDDLE LOT	NET		
2022	\$77,070.00	\$44,024.00	\$26,400.00	\$46,447.76		
Other expenses (listed below)		\$12,998.24				
2023	\$75,290.00	\$39,145.00	\$26,400.00	\$49,546.76		
Other expenses (listed below)		\$12,998.24				
YTD 2024 (to May)	\$37,490.00	\$18,519.00	\$13,200.00	\$32,171.00		
Other Expenses 2023/2024	ELECTRIC	\$2,553.70				
	INTERNET	\$1,200.00				
	GAS	\$1,356.70				
	MARKETING	\$346.56				
	INSURANCE is \$628/month	\$7,541.28				
	TOTAL 2023 & 2024 EXPENSES:	\$12,998.24				
	* Income from Airbnb and booking.com					
	** Expenses include management, maintenance, marketing and supplies					
2022 CAP Rate	6.41%					
2023 CAP Rate	6.83%					