

**2024 OPERATING STATEMENT FOR ELM STREET SELF STORAGE
AS OF 5-30-24**

TOTAL GROSS MONTHLY INCOME		\$ 3,910.00
TOTAL GROSS YEARLY INCOME		\$ 46,920.00
EFFECTIVE GROSS INCOME		\$ 46,920.00

EXPENSES	2023 ACTUALS FORCASTED	
TAXES	\$ 2,150.00	
INSURANCE	\$ 1,572.00	
SECURITY AND FIRE MONITORING	\$ 701.00	
INTERNET	\$ 1,119.00	
ELECTRIC	\$ 3,321.00	
WEB HOSTING	\$ 388.00	
MISC MAINTENANCE	\$ 2,000.00	
TOTAL EXPENSES	\$ 11,251.00	\$ 11,251.00

YEARLY NET OPERATING INCOME		\$ 35,669.00
PURCHASE PRICE		\$ 375,000.00
CAPITILIZATION RATE		9.5%

ELM STREET SELF STORAGE INCOME
2024 INCOME DETAILS **AS OF 5-30-24**
2024 MONTHLY
INCOME

FLOOR	UNIT NUMBER	SIZE	INCOME
GROUND	1	4X5	\$35.00
GROUND	2	5X5	\$35.00
GROUND	3	7X10	\$50.00
GROUND	4	5X10	\$75.00
GROUND	5	5 X 10	\$50.00
GROUND	6	9.6 X 10	\$75.00
GROUND	7	10X10	\$75.00
GROUND	8	10X10	\$100.00
GROUND	9	10X10	\$100.00
GROUND	10	10X10	\$100.00
GROUND	11	10X10	\$75.00
GROUND	12	10X10	\$75.00
GROUND	13	10X10	\$75.00
GROUND	14	9.6X10	\$75.00
GROUND	15	10X10	\$65.00
GROUND	16	12X12.5	\$0.00
GROUND	17	10X10	\$75.00
GROUND	18	10X10	\$65.00
GROUND	19	3X50	\$0.00
GROUND	20	4X5	\$0.00
GROUND	21	7.5 X8	\$60.00
GROUND	22	7X8	\$55.00
GROUND	23	10X10	\$75.00
GROUND	24	7.5X8	\$60.00
GROUND	25	10X10	\$100.00
GROUND	26	7.5X8	\$55.00
GROUND	27	10X10	\$100.00
GROUND	28	7.5X8	\$75.00
GROUND	29	10X10	\$70.00
GROUND	30	7X8	\$75.00
GROUND	31	5X10	\$50.00
GROUND	32	7.5X8	\$75.00
GROUND	33	5X10	\$75.00
GROUND	34	8X7	\$65.00
GROUND	35	5X5	\$35.00
GROUND	36	5X5	\$35.00
GROUND	37	5X5	\$25.00
GROUND	38	5X5	\$35.00
FIRST	39	14X19	\$150.00
FIRST	40	14X19	\$150.00
FIRST	41	26X30	\$300.00
FIRST	42	26X30	\$225.00
FIRST	43	26X30	\$225.00
FIRST	44	26X30	\$300.00
FIRST	45	12X15	\$125.00
FIRST	46	12X15	\$115.00
TOTAL			\$3,910.00