

2024 YTD Income and Expenses - 2495-2499 Raymond Dr. St. Charles, MO 63301

Income - 2495-2499 Raymond Dr. St. Charles, MO 63301, 2024 YTD

	Address	Tenant	Gross Inco
Rental Income	2495	Missouri State	\$37,290
Proforma @\$18.00/sf Mod Gross	2499	New Tenant	36,000
Actual for 2024 Tenant vacated in Sept. 1, 2024	2499	\$4,000/mo x 8	\$32,000
Gross Income:			\$73,290

Expenses - 2495-2499 Raymond Dr. St. Charles, MO 63301, 2024 YTD

Expense	Date	Category	S
Bulb Replacement	8/5/2023	Repair	142.45
Mitts Electric, LLC	8/11/2023	Repair	970
Badger Garbage Disposal	8/2/2023		150.05
Snow Service		Maintenance	3120
Snow Service		Maintenance	4435
Fire Safety Testing	12/4/2023	Maintenance	49
Real Estate Taxes			11,709.22
Insurance			4973
Expenses			25548.72

Expenses **25,548.72**

Net Operating Income **\$47,742**

Indicated Capitalization Rate at Proforma Lease Rate **7.40%**

