

5501 Power Inn Rent Roll- September 1, 2024

Unit	Tenant	SF	Base Rent	CAM	Total	Lease From	Lease To
100	Hair Salon	1,720	\$1,720.00	\$860.00	\$2,580.00	8/1/23	7/31/28
110	Massage	1,050	\$1,260.00	\$630.00	\$1,890.00	2/1/24	1/31/27
120	Subway	1,750	\$2,103.50	\$1,050.00	\$3,153.50	5/1/21	4/30/26
130	Art/Jewelry Gallery	1,540	\$1,540.00	\$1,078.00	\$2,618.00	3/1/21	3/31/27
140	Art/Jewelry Gallery	5,657	\$5,657.00	\$3,959.90	\$9,616.90	4/1/19	3/31/27
Total 5 Units		11,717	\$12,280.50	\$7,577.90	\$19,858.40		

**5501 Power Inn Plaza
Profit/Loss & CAM Statement
JANUARY - AUGUST 2024**

	TOTAL	PROJECTED 2024	PROJECTED 2025*
Operating Income & Expense			
Income	\$143,529.13	\$215,293.70	\$242,721.78
Rent	\$143,529.13	\$215,293.70	\$242,721.78
Total Operating Income	\$143,529.13	\$215,293.70	\$242,721.78
Expense			
CAM/ Maintenance & Recurring Contracts			
CAM/ Alarm System	\$810.27	\$1,215.41	
CAM/ Exterminator	\$568.00	\$852.00	
CAM/ Property Taxes	\$10,316.48	\$20,632.96	
CAM/ Jackson Association Dues	\$18,243.68	\$27,365.52	
CAM/ Trash Removal	\$3,688.69	\$5,533.04	
Total CAM/ Maintenance & Recurring Contracts	\$33,627.12	\$55,598.92	
CAM/ Insurance			
Property Insurance	\$3,066.44	\$4,599.66	
Total CAM/ Insurance	\$3,066.44	\$4,599.66	
CAM/ Utilities			
CAM/ Water	\$7,445.86	\$11,168.79	
CAM/ Electricity	\$1,649.86	\$2,474.79	
Total CAM/ Utilities	\$9,095.72	\$13,643.58	
General & Administrative			
Maintenance/Repairs	\$1,100.00	\$1,650.00	
Total General & Administrative	\$1,100.00	\$1,650.00	
Total Operating Expense	\$46,889.28	\$75,492.16	
<hr/> NOI - Net Operating Income	<hr/> \$96,639.85	<hr/> \$139,801.54	

*Income increase
accounting for annual
increases

5501 Power Inn Plaza
Profit/Loss & CAM Statement
JANUARY - DECEMBER 2023

Operating Income & Expense

Income

Rent \$186,939.53

Total Operating Income \$186,939.53

Expense

CAM/ Maintenance & Recurring Contracts

CAM/ Alarm System \$540.18

CAM/ Exterminator \$4,066.00

CAM/ Property Taxes \$20,451.28

CAM/ Jackson Association Dues \$27,649.91

CAM/ Landscaping \$350.00

CAM/ Trash Removal \$5,035.35

Total CAM/ Maintenance & Recurring Contract: \$58,092.72

CAM/ Insurance

Property Insurance \$4,017.12

Total CAM/ Insurance \$4,017.12

CAM/ Utilities

CAM/ Water \$10,441.26

CAM/ Electricity \$2,853.96

Total CAM/ Utilities \$13,295.22

General & Administrative

Maintenance/Repairs \$12,830.12

Total General & Administrative \$12,830.12

Total Operating Expense \$88,235.18

NOI - Net Operating Income \$98,704.35