Income and Expense Report

583-575 Starin Ave.

Income

Gross Rents	$	181,800.00
Vacancy Factor @ 5%	$	(9,090.00)
Effective Gross Income	$	172,710.00

Expenses

Type		Annual Amount
Management	$	(8,635.00)
Maintenance	$	(8,635.00)
Reserve	$	(3,200.00)
User Fee	$	(1,920.00)
Utilities	$	(4,341.00)
Insurance	$	(9,981.00)
Snow Removal	$	(4,676.00)
Lawn Care	$	(3,625.00)
Taxes	$	(26,105.00)
Cleaning	$	(1,200.00)
Water	$	(2,585.00)

Total Annually	$	(74,903.00)
Net Operating Income	$	97,807.00

Rent Roll

Apartment	Bedrooms	Monthy Rent	Security Deposit	Lease Expiration	
575 Starin #1	2	$ 900.00	$ 600.00	MTM	
575 Starin #2	2	$ 950.00	$ 925.00	MTM	
575 Starin #3	2	$ 900.00	$ 700.00		6/30/26
575 Starin #4	2	$ 1,000.00	$ 900.00	MTM	
579 Starin #1	2	$ 950.00	$ 900.00	MTM	
579 Starin #2	2	$ 950.00	$ 925.00	MTM	
579 Starin #3	2	$ 1,000.00	$ -	MTM	
579 Starin #4	2	$ 1,000.00	$ 1,000.00		8/31/26
583 Starin #1	2	$ 900.00	$ 850.00	MTM	
583 Starin #2	2	$ 1,000.00	$ 1,000.00		8/31/26
583 Starin #3	2	$ 1,000.00	$ 1,000.00		8/31/26
583 Starin #4	2	$ 900.00	$ 700.00	MTM	
597 Starin #1	2	$ 900.00	$ 700.00	MTM	
597 Starin #2	2	$ 900.00	$ 700.00	MTM	
597 Starin #3	2	$ 900.00	$ 700.00	MTM	
597 Starin #4	2	$ 1,000.00	$ 1,000.00		8/31/26

Total Monthly	$ 15,150.00
Total Annualy	$ 181,800.00