TRAILING 12-MONTH OPERATING STATEMENT (T12)

1071-1079 Walnut Street, Macon, Georgia

Reporting Period: January-December 2025 | Actual Results | 6 Units

Property	Units	2025 Gross Operating Income	2025 Operating Expenses	2025 NOI
1071-1079 Walnut Street	6	$60,017	$12,509	$47,508

Current Rent Roll

Unit	Monthly Rent
1071A	$860
1071B	$830
1071C	$1,150
1079A	$860
1079B	$860
1079C	$1,150
Total	**$5,710**

Operating Expense Category	2025 Actual
Real Estate Taxes	$4,006
Trash / Garbage	$1,440
Water & Sewer	$1,968
Lawn Care	$320
Street Lighting / Common Electric	$324
Insurance	$2,700
Other / Miscellaneous Operating Expenses	$1,751
Total Operating Expenses	**$12,509**

Monthly Operating Statement - 2025 Actual

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Gross Operating Income	$3,785	$3,825	$5,348	$5,159	$5,650	$5,650	$5,650	$4,600	$4,500	$4,450	$5,700	$5,700	$60,017
Operating Expenses	$158	$434	$572	$183	$223	$583	$249	$240	$600	$1,557	$6,977	$733	$12,509
Net Operating Income (NOI)	**$3,627**	**$3,391**	**$4,776**	**$4,976**	**$5,427**	**$5,067**	**$5,401**	**$4,360**	**$3,900**	**$2,893**	**$-1,277**	**$4,967**	**$47,508**

Notes: Tenants pay for electricity only; water and trash are included in rent.