

Cash Flow

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Properties: Smith House - 125 N. Washington Street

Date Range: 08/01/2024 to 07/31/2025 (Trailing 12 Months)

| Account Name | Selected Period | Notes |
|---------------------------------------|-------------------|---|
| Operating Income & Expense | | |
| Income | | |
| Rent Income | 346,671.59 | |
| Income - Water | 7,096.32 | |
| Income - Trash | 4,137.79 | |
| Total Operating Income | 357,905.70 | |
| Expense | | |
| Management Fees | 31,643.53 | on Rent Income only |
| Leasing Fee | 17,895.29 | |
| Keyless Entry & Video Surveillance | 1,552.80 | Common Space Expense |
| Insurance - Property | 13,339.28 | |
| Property Tax | 44,706.54 | |
| Water | 5,411.40 | See Water Income - Net Profit \$1,654.92 |
| Gas | 2,171.52 | Commerical Tenants - Owners Expense |
| Internet / Cable | 5,682.75 | Commerical Tenants - Owners Expense |
| Trash | 1,523.56 | See Trash income - Net Profit of \$2,614.23 |
| Fire Safety | 792.90 | Common Space Expense |
| Network Management | 1,500.00 | Common Space Expense |
| Repairs and Maintenance | | |
| Pest Control | 2,060.00 | |
| Service Charge | 1,418.95 | Service call fees - not labor - not materials |
| Snow Removal | 725.00 | |
| Repairs & Maintenance | 20,575.21 | Normal repairs, teneant turn over billed to tenants |
| Materials | 3,508.75 | |
| Total Operating Expense | 154,507.48 | |
| NOI - Net Operating Income | 203,398.23 | |

Other Notes

1 Bedroom units = 4

2 Bedroom units = 6

3 Bedroom units = 4

Total Residential units = 14

Commerical units = 5

Total Units = 19