

**P&L**

<b>Profit &amp; Loss 265 Federal Hwy Dania Beach FL</b>	<b>2025 TOTAL</b>	<b>2026 Pro Forma</b>
<b>Rental Income</b>	<b>\$262,759</b>	<b>\$297,395</b>
CAM	\$41,589	\$44,136
Prepaid rent, late fees & assignment	\$938	\$1,500
Parking	\$4,875	\$6,000
<b>Total other income</b>	<b>\$47,402</b>	<b>\$51,636</b>
<b>Total Income</b>	<b>\$310,161</b>	<b>\$349,031</b>
<b>Expenses</b>		
Real Estate Taxes	\$54,800	\$55,278
General Liability and Property Insurance <small>excl. Wind Reserve</small>	\$9,698	\$9,989
Repairs and Maintenance	\$6,070	\$6,000
Supplies	\$371	\$400
Trash Removal	\$9,456	\$9,456
Lawn Care and Property Cleaning	\$5,200	\$5,200
Electricity, Water & Sewer	\$18,398	\$16,558
Accounting	\$300	\$300
Property Management	\$5,881	\$6,981
Advertising	\$971	\$555
<b>Total Expenses</b>	<b>\$111,145</b>	<b>\$110,716</b>
<b>NET PROFIT</b>	<b>\$199,016</b>	<b>\$238,315</b>