

BRIJAN PROPERTIES, LLC.

Yearly EXPENSES

330 Roberts Ln., Bakersfield CA 93308

Revenue	Actual	PRO-FORMA
Rent	\$204,431.00	\$256,800.00
Laundry	\$1,500.00	\$2,200.00
	\$205,931.00	\$259,000.00
<u>Expenses / Utilities</u>		
PGE Electricity	\$529.00	\$395.00
Water	\$3,118.00	\$3,118.00
Total Utilities	\$3,647.00	\$3,513.00
Ground	\$3,120.00	\$3,120.00
Regular maintenance	\$9,000.00	\$9,000.00
Property Insurance	\$11,752.42	\$12,916.00
Total Operations	\$23,872.42	\$25,036.00
Net Operating Expenses	\$27,519.42	\$28,549.00
Mortgage	\$44,339.06	\$0.00
Property Tax	\$32,749.73	\$32,749.73
Net Income	\$101,322.79	\$197,701.27
Trash: charges are collected along with the County's property taxes		
Laundry has a Lease with Wash Laundry System		
LIVING AREA.... sq ft. 9,785		
TOTAL LOT sq ft. 29,620		