

Pan American Professional Center, LLC.
P/L Statement 2025

	<u>2023</u>	<u>2024</u>	<u>2025</u>
Rent Income	426,388.00	445,088.36	452,936.00
<u>Operating Expense</u>			
Wages	0.00	0.00	0.00
Utilities	24,600.00	26,043.00	24,840.00
Lawn Care	1,800.00	2,600.00	1,440.00
Repairs & Maintenance	7,250.00	4,800.00	5,132.00
Insurance	7,900.00	7,900.00	7,900.00
Sales Tax	6,800.00	7,400.00	5,604.00
Real estate Tax	58,600.00	64,125.00	54,400.00
Broker Fee	0.00	0.00	0.00
Telephone	2,460.00	7,860.00	4,840.00
Accounting Fee	0.00	1,800.00	1,200.00
Supplies	2,400.00	7,600.00	4,488.00
Misc. Expense	3,800.00	4,240.00	3,860.00
Total Expense:	115,610.00	134,386.00	113,704.00
Gross Profit:	310,778.00	310,720.36	339,232.00

Note: 4,000 square feet still to be rented.

3% rent increase to start January 24, 2026.

Camp will be increased to \$6.00 per square foot compared to \$4.50 now

Front parcel is available with this sale. Can be built out as commercial for bank, coffee shop, etc.