

Income Property Operating Statement									
Property Address:		140 N Pass Ave, Burbank, CA 91505							
				Year 2023	Year 2024	Year 2025	Year 2026		Remark
				12	12	12	12	%	
							Projection	10	Rent increase by 10.00%
INCOME:									
Rental Collection				\$ 129,787.00	\$ 125,691	\$ 138,900	\$ 146,851	99.67%	
Laundry Income						\$ 480	\$ 480	0.33%	
Other Income									
TOTAL INCOME				\$ 129,787.00	\$ 125,691	\$ 139,380	\$ 147,331	100%	
EXPENSES: DO NOT INCLUDE INTEREST OR D									
Management Fees (Offsite)				\$ -	\$ -	\$ -		0.00%	
Accounting				\$ 1,000.00	\$ 1,800	\$ 1,800	\$ 1,800	1.22%	
Administrative (G&A)					\$ -	\$ -		0.00%	
Bank Service Charge						\$ -		0.00%	
Property Insurance				\$ 6,972.00	\$ 8,761	\$ 12,700	\$ 12,700	8.62%	
Legal fees				\$ -	\$ -	\$ -		0.00%	
License and Permit				\$ 1,204.00	\$ 1,096	\$ 1,100	\$ 1,100	0.75%	
Professional Fees								0.00%	
On-site Mgmt - Salaries, Benefits-Security Gauard								0.00%	
Interior Cleaning & Maintenance								0.00%	
General Repairs & Maintenance				\$ -	\$ -	\$ -		0.00%	
General Repairs & Maintenance-Roofing								0.00%	
General Repairs & Maintenance-Plumbing								0.00%	
CAM (Gardening, Pool)				\$ -	\$ 1,200	\$ 1,200	\$ 1,200	0.81%	\$100 /month
CAM (Pest Control)				\$ 900.00	\$ 300	\$ 300	\$ 300	0.20%	
CAM-JANITORIAL Services								0.00%	
EXPENSES: DO NOT INCLUDE INTEREST OR D					\$ -			0.00%	
Utilities(Electricity)				\$ -	\$ -	\$ -		0.00%	
Utilities(Water-Sewer)-Common Area				\$ 2,170.00	\$ 2,385	\$ 2,000	\$ 2,000	1.36%	\$166.67/month
Utilities (Trash)-Common Area				\$ 1,896.00	\$ 1,892	\$ 1,800	\$ 1,800	1.22%	
Utilities (Gas)				\$ -	\$ -	\$ 180	\$ 180	0.12%	\$15/month
Supplies					\$ -			0.00%	
Storage				\$ -	\$ -			0.00%	
Franchise tax/fees				\$ 873.00	\$ -	\$ -		0.00%	
Miscellenous				\$ 25.00	\$ 40	\$ 40	\$ 40	0.03%	
TOTAL OPERATING EXPENSES				\$ 15,040.00	\$ 17,474	\$ 21,120	\$ 21,120	14.34%	
NET CASH FLOW BEFORE TAX				\$ 114,747.00	\$ 108,217	\$ 118,260	\$ 126,211	84.85%	
Property Tax				\$ 23,606.00	\$ 23,513.00	\$ 23,765.00	\$ 26,400.00	(based on the purchase price)	
By:				Date:					
By:				Date:					