

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% | | |
| Miscellaneous | | \$ 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: | | | | | |