

**Woodrose Properties LLC**  
**6-8 North Union, Lambertville**  
**Income and Expense Statement – 2023**

<u>Income</u>	<u>2023 Actual</u> <u>Rent</u> <u>Received</u>	<u>Note</u>
Broadmoor Restaurant	\$64,200	12 months
Artist Loft #1	\$7,600	8 months
Artist Loft #2	\$4,150	10 months previous tenant @ \$375/month; 1 month current tenant \$400/month
Artist Loft #3	\$1,530	3 months
Artist Loft #4	<u>\$6,050</u>	11 months
<b>TOTAL</b>	<b>\$83,530</b>	
<u>Expenses</u>	<u>2023</u> <u>Actual Cost</u>	
Property Taxes	\$20,015	
Insurance	\$4,123	
Utilities	\$1,467	
Repairs & Maintenance	<u>\$4,451</u>	
<b>TOTAL</b>	<b><u>\$30,056</u></b>	
<b>Net Operating Income</b>	<b><u>\$53,474</u></b>	

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**CURRENT RENT ROLL – September 2024**

	<u>Lease Type</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Current Lease Expiration</u>	<u>Security Deposit</u>
Broadmoor Restaurant	Commercial	\$5,350	\$64,200	1/31/28	\$0
Artist Loft #1	Commercial	\$995	\$11,940	2/28/25	\$995
Artist Loft #2	Commercial	\$400	\$ 4,800	10/31/24	\$400
Artist Loft #3	Commercial	\$525	\$ 6,300	3/31/25	\$525
Artist Loft #4	Commercial	\$550	\$ 6,600	7/31/25	\$550
<b><u>TOTAL</u></b>			<b><u>\$93,600</u></b>		