

**POTENTIAL OPERATING STATEMENT FOR ELM STREET SELF STORAGE
WITH MARKET INCREASES**

TOTAL GROSS MONTHLY INCOME		\$ 4,760.00
TOTAL GROSS YEARLY INCOME		\$ 57,120.00
EFFECTIVE GROSS INCOME		\$ 57,120.00

EXPENSES	2023 ACTUALS FORCASTED	
TAXES	\$ 2,150.00	
INSURANCE	\$ 1,572.00	
SECURITY AND FIRE MONITORING	\$ 701.00	
INTERNET	\$ 1,119.00	
ELECTRIC	\$ 3,321.00	
WEB HOSTING	\$ 388.00	
MISC MAINTENANCE	\$ 2,000.00	
TOTAL EXPENSES	\$ 11,251.00	\$ 11,251.00

YEARLY NET OPERATING INCOME		\$ 45,869.00
PURCHASE PRICE		\$ 375,000.00
CAPITILIZATION RATE		12.2%

**ELM STREET SELF STORAGE POTENTIAL INCOME
DETAILS WITH MARKET INCREASES**

FLOOR	UNIT NUMBER	SIZE	POTENTIAL MONTHLY INCOME
GROUND		1 4X5	\$35.00
GROUND		2 5X5	\$35.00
GROUND		3 7X10	\$85.00
GROUND		4 5X10	\$75.00
GROUND		5 5X10	\$75.00
GROUND		6 9.6X10	\$100.00
GROUND		7 10X10	\$100.00
GROUND		8 10X10	\$100.00
GROUND		9 10X10	\$100.00
GROUND		10 10X10	\$100.00
GROUND		11 10X10	\$100.00
GROUND		12 10X10	\$100.00
GROUND		13 10X10	\$100.00
GROUND		14 9.6X10	\$100.00
GROUND		15 10X10	\$100.00
GROUND		16 12X12.5	\$100.00
GROUND		17 10X10	\$100.00
GROUND		18 10X10	\$100.00
GROUND		19 3X50	\$50.00
GROUND		20 4X5	\$35.00
GROUND		21 7.5 X8	\$80.00
GROUND		22 7X8	\$80.00
GROUND		23 10X10	\$100.00
GROUND		24 7.5X8	\$80.00
GROUND		25 10X10	\$100.00
GROUND		26 7.5X8	\$80.00
GROUND		27 10X10	\$100.00
GROUND		28 7.5X8	\$80.00
GROUND		29 10X10	\$100.00
GROUND		30 7X8	\$80.00
GROUND		31 5X10	\$75.00
GROUND		32 7.5X8	\$80.00
GROUND		33 5X10	\$75.00
GROUND		34 8X7	\$80.00
GROUND		35 5X5	\$35.00
GROUND		36 5X5	\$35.00
GROUND		37 5X5	\$35.00
GROUND		38 5X5	\$35.00
FIRST		39 14X19	\$150.00
FIRST		40 14X19	\$150.00
FIRST		41 26X30	\$300.00
FIRST		42 26X30	\$300.00
FIRST		43 26X30	\$300.00
FIRST		44 26X30	\$300.00
FIRST		45 12X15	\$125.00
FIRST		46 12X15	\$115.00
TOTAL			\$4,760.00