

\$589,000

Pacific
PROPERTIES



Features

- Deeded Dune Access!!
- 44 Unit Mini-Storage
- Approx. 5,000 Square Feet of Building
- Subdivided into 3 distinct addresses



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2023

Profit and Loss

January 1, 2023-December 31, 2023

INCOME	AMOUNT
Rental Income	\$ 33,226.00
Late Fee Income	\$ 680.00
NSF Fees	\$ 25.00
Total	\$ 33,931.00

EXPENSES	AMOUNT
Advertising	\$ 144.68
Repairs and Maintenance	\$ 2,181.98
Legal, Professional Fees	\$ 368.40
Management Fees	\$ 3,371.10
Insurance	\$ 533.75
Postage and Delivery	\$ 73.08
Total	\$ 6,672.99

NET INCOME SUMMARY	AMOUNT
Income	\$ 33,931.00
Expense	\$ (6,672.99)
Total Income	\$ 27,258.01

32 Small Units:
8'x9'
\$80/Month

12 Large Units:
10'x20'
\$125/Month

**RV Storage
 Space:**
\$110/Month

2024

Profit and Loss

January 1, 2024-October 2024

INCOME	AMOUNT
Rental Income	\$ 24,102.10
Late Fee Income	\$ 380.00
NSF Fees	\$ 25.00
Total	\$ 24,507.10

EXPENSES	AMOUNT
Advertising	\$ 295.12
Repairs and Maintenance	\$ 300.00
Management Fees	\$ 2,448.50
Insurance	\$ 1,148.00
Postage and Delivery	\$ 58.38
Total	\$ 4,250.00

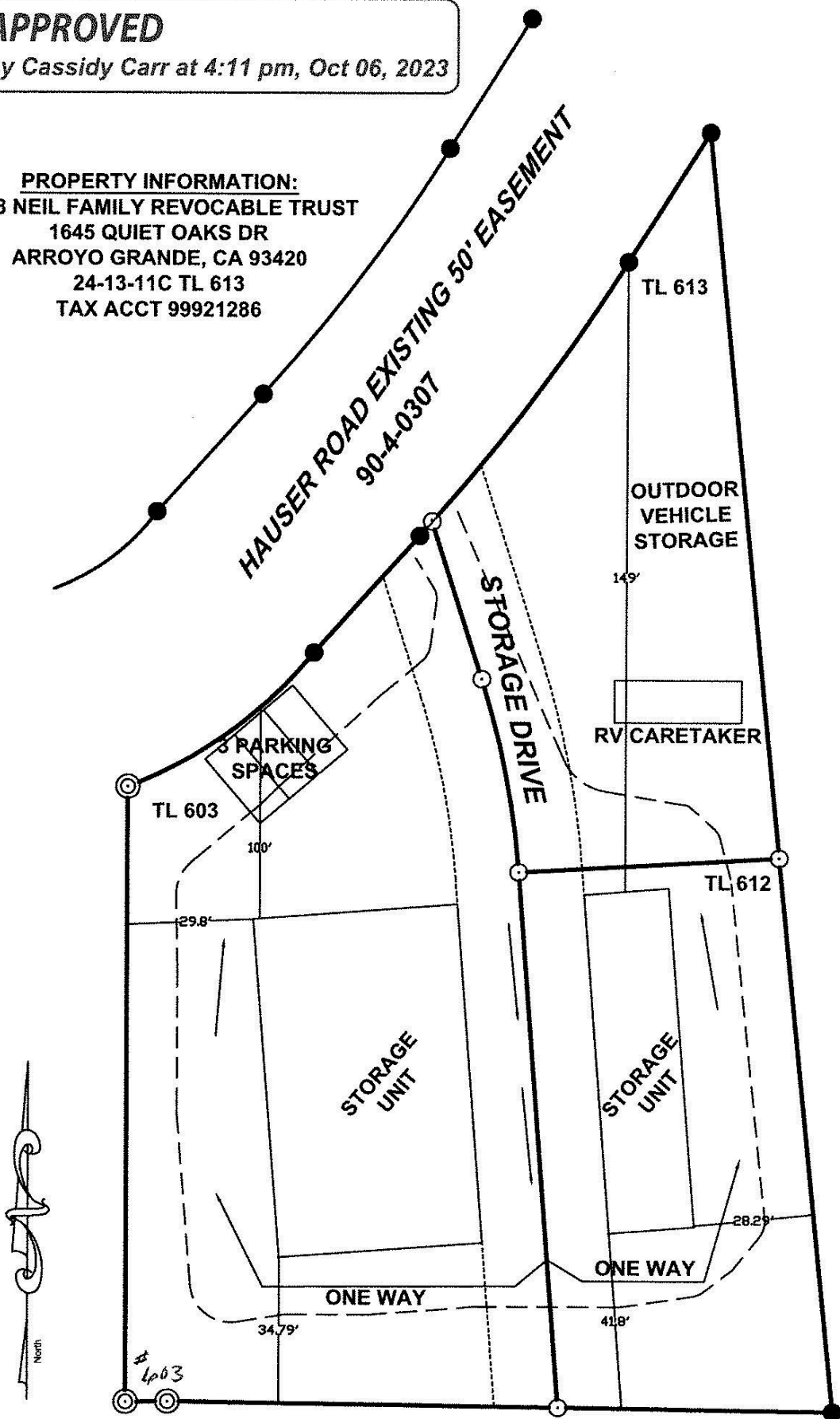
NET INCOME SUMMARY	AMOUNT
Income	\$ 24,507.10
Expense	\$ (4,250.00)
Total Income	\$ 20,257.10



APPROVED

By Cassidy Carr at 4:11 pm, Oct 06, 2023

PROPERTY INFORMATION:
2018 NEIL FAMILY REVOCABLE TRUST
1645 QUIET OAKS DR
ARROYO GRANDE, CA 93420
24-13-11C TL 613
TAX ACCT 99921286



—○— PLOT PLAN
SCALED TO FIT