

Multifamily - Operating History

Borrower:			
Address: 844 King Ave Wilmington Ca. 90744-4143			
ANNUAL INCOME	2022	2023	YTD 1/1/24-12/01/24
Rental Income Collected	\$90,810	\$94,104	\$110,179
Laundry Income			
Garage Income			
RUBS			
Other Income			
TOTAL INCOME COLLECTED	\$90,810	\$94,104	\$110,179
Annual Expenses			
TAXES	\$4,641	\$4,802	\$4,984
OTHER TAXES/ASSESSMENTS			
LICENSE/ACCOUNTING/LEGAL	\$887	\$615	\$500
INSURANCE	\$3,867	\$4,699	\$4,800
GAS			
ELECTRICITY			
WATER & SEWER			
RUBBISH			
UNDETAILED COMBINED UTILITIES	\$17,340	\$18,431	\$18,607
PEST CONTROL			
GARDENER	\$1,425	\$1,480	\$1,500
RESIDENT MANAGER - ONSITE(rent discount)	\$5,100	\$5,100	\$5,100
RESIDENT MANAGER ALLOWANCE			
CUSTODIAN SALARY			
CUSTODIAN APARTMENT ALLOWANCE			
PAYROLL			
OFFSITE MANAGEMENT			
GENERAL & ADMINISTRATIVE			
SUPPLIES	\$1,743	\$1,318	\$1,119
OFFICE EXPENSE			
ELEVATOR MAINTENANCE			
POOL MAINTENANCE			
PARKING AREA MAINTENANCE			
CLEANING EXPENSES			
ADVERTISING/MARKETING/PROMOTIONS	\$1,075	\$943	\$200
TELEPHONE/TV/INTERNET			
BUILDING MAINT & REPAIR	\$1,766	\$3,467	\$2,150
PAINTING & DECORATING			
OTHER			
TOTAL EXPENSES	\$37,844	\$40,855	\$38,960
Capital Improvements (Non-Recurring Expenses)			
APPLIANCES			
CARPETING			
EXTERIOR PAINTING & STUCCO REPAIR			
HEATING/AC			
PLUMBING/ELECTRICAL			
New Roof		\$30,000	
New Water Heater	\$10,000		
OTHER: (See Attached CAP-EX Summary)			
TOTAL CAPITAL IMPROVEMENTS	\$10,000	\$30,000	\$0
TOTAL CAPITAL IMPROVEMENTS PLUS EXPENSES	\$47,844	\$70,855	\$38,960
NET OPERATING INCOME	\$52,966	\$53,249	\$71,219

I/We certify under penalty of perjury that the information herein is true and correct as of (DATE) _____

Applicants Signature

Date

Print Name