

Income Statement - Pine View - September 2023 to August 2024

	September	October	November	December	January	February	March	April	May	June	July	August	Annually
Unit 1	\$ 1,143.25	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 13,793.25
Unit 2	\$ 1,120.00	\$ 1,720.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 1,120.00	\$ 14,040.00
Unit 3	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,125.00	\$ 1,150.00	\$ 1,425.00	\$ 1,225.00	\$ 1,200.00	\$ 1,675.00	\$ 1,425.00	\$ -	\$ -	\$ 12,525.00
Unit 4	\$ 995.00	\$ -	\$ 600.10	\$ 1,200.00	\$ 1,200.00	\$ 1,250.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 12,445.10
Unit 5	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 1,001.00	\$ 1,001.00	\$ 1,001.00	\$ 11,553.00
Unit 6	\$ -	\$ -	\$ 720.12	\$ 1,200.00	\$ 1,200.00	\$ 1,225.00	\$ 1,375.00	\$ 1,325.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 11,845.12
Unit 7	\$ 1,143.25	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,175.00	\$ 1,175.00	\$ 1,175.00	\$ 13,868.25
Unit 8		\$ 1,100.00	\$ 1,100.00	\$ 1,175.00	\$ 1,100.00	\$ 1,325.00	\$ 150.00	\$ -	\$ -	\$ -	\$ 995.00	\$ 995.00	\$ 7,940.00
Unit 9	\$ 1,441.37	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 17,666.37
Unit 10	\$ 850.00	\$ 850.00	\$ 900.00	\$ 850.00	\$ 850.00	\$ 900.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 10,300.00
Unit 11	\$ 1,093.25	\$ 1,115.00	\$ 150.00	\$ -	\$ -	\$ 829.25	\$ 995.00	\$ 995.00	\$ 995.00	\$ 1,281.51	\$ 1,025.00	\$ 1,025.00	\$ 9,504.01
Unit 12	\$ 1,100.00	\$ 1,425.00	\$ -	\$ -	\$ -	\$ 466.81	\$ 1,000.00	\$ 1,300.00	\$ 1,200.00	\$ 1,696.50	\$ -	\$ -	\$ 8,188.31
Unit 13	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,650.00	\$ 1,800.50	\$ 1,700.50	\$ 1,762.00	\$ 18,913.00
Unit 14	\$ 900.00	\$ 900.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 745.83	\$ 995.00	\$ 945.00	\$ 970.00	\$ 995.00	\$ 945.00	\$ 8,395.83
Unit 15	\$ 2,020.48	\$ 1,875.00	\$ 1,275.00	\$ 1,275.00	\$ 1,275.00	\$ 1,300.00	\$ 1,400.00	\$ 1,275.00	\$ 1,500.00	\$ 1,275.00	\$ 1,275.00	\$ 1,275.00	\$ 17,020.48
ending & Land	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 2,700.00
Totals	\$ 15,581.60	\$16,535.00	\$14,415.22	\$14,395.00	\$14,345.00	\$16,291.06	\$16,510.83	\$16,710.00	\$17,285.00	\$17,844.51	\$15,386.50	\$15,398.00	\$ 190,697.72

Expenses - Pine View

Property Tax	\$ 3,876.00
Insurance	\$ 8,242.68
Maintenance	\$ 10,000.00
APS	\$ 17,904.00
Unisource	\$ 2,579.24
Sparklight	\$ 1,019.88
City of Prescott	\$ 4,372.24
In house Manag	\$ 3,813.95

Totals	\$ 51,807.99
NOI	\$ 138,889.73
CAP RATE	8.42%