

Year-to-Date (YTD) Analysis for Investment Property at 707 Moreland Blvd

As of September 2, 2025, this analysis covers the period from January 1, 2025, to the current date (approximately 245 days, or 67.12% of the calendar year). I've calculated the YTD figures on an accrual basis to reflect the economic reality of expenses incurred to date. This means prorating the annual prepaid expenses based on the YTD fraction of the year. For completeness, I've also included a cash basis view (reflecting actual cash outflows YTD, including full prepayments) and a simple projection to year-end assuming uniform trends for non-prepaid items and rent.

Key assumptions:

- Rent represents YTD gross rental income collected.
- Non-prepaid expenses are assumed to be incurred and paid YTD as listed.
- Prepaid expenses (noted as paid up for the full year) are prorated evenly over 365 days for accrual purposes.
- No adjustments for vacancies, depreciation, taxes, or financing—focusing solely on operating income and expenses provided.
- Projections assume the YTD pace continues linearly for the remaining year (not accounting for seasonality, e.g., higher energy or plowing in winter).

YTD Income and Expenses (Accrual Basis)

Prepaid Expenses (Prorated YTD)

Expense Item	Full Annual Amount	YTD Prorated Amount (67.12%)
Elevator	\$3,236.34	\$2,172.37
Plant Lady	\$1,534.68	\$1,030.13
Insurance	\$5,904.00	\$3,962.96
Pest Control	\$612.00	\$410.78
Fire and Security Monitoring	\$204.75	\$137.44
Lawn Care	\$1,722.00	\$1,155.84
Total Prepaid	\$13,213.77	\$8,869.52

Non-Prepaid Expenses (YTD as Incurred)

Expense Item	YTD Amount
Water	\$1,430.27
Janitorial	\$8,655.06
Garbage	\$1,920.88
WE Energy	\$30,062.22
Rent a Mat	\$970.24
Internet	\$362.32

Expense Item	YTD Amount
Window Cleaning	\$787.00
Plow	\$3,120.00
Total Non-Prepaid	\$47,307.99

Summary (Accrual Basis)

Category	YTD Amount
Gross Rental Income	\$146,416.61
Total Expenses (Prepaid YTD + Non-Prepaid)	\$56,177.51
Net Operating Income (NOI) YTD	\$90,239.10

On an accrual basis, the property has generated a strong positive NOI YTD, with expenses representing about 38% of income. Utilities (e.g., WE Energy) are the largest expense category, followed by janitorial services.

Cash Basis View (Actual Cash Flows YTD)

For cash flow purposes, prepaid items were fully paid YTD, so they count as full outflows now (even though some benefit extends beyond YTD).

- Cash Inflow (Rent): \$146,416.61
- Cash Outflow (Non-Prepaid + Full Prepaid): \$47,307.99 + \$13,213.77 = \$60,521.76
- **Net Cash Flow YTD: \$85,894.85**

The difference between accrual NOI (\$90,239.10) and cash flow (\$85,894.85) is \$4,344.25, representing the unused portion of prepayments (which could be treated as a prepaid asset on the balance sheet).

Full-Year Projection (Accrual Basis)

Extrapolating YTD trends:

- Annualize rent and non-prepaid expenses by dividing YTD figures by 67.12%.
- Use full prepaid amounts for the year.

Category	Projected Annual Amount
Gross Rental Income	\$218,130.87
Non-Prepaid Expenses	\$70,479.25
Prepaid Expenses (Full)	\$13,213.77
Total Expenses	\$83,693.02
Projected Net Operating Income	\$134,437.85