Sent: 12/19/2025 11:54:10 AM Pacific Standard Time

Subject: P & L for Arbor Storage January thru September 2025

Arbor Storage

5308 Burkburnett Road, Wichita Falls, TX

Nine (9) Months **Preliminary Profit and Loss (P&L)**

Months* Winter through Fall Seasons

Dates: 01/01/2025 thru 09/30/2025. Interim

9 Months ='s \$7,179.88 X's 12 mo. ='s \$86,158.66 annually

INCOME:

Rental income,

\$ 64,619.00*

Insurance Share (Renter Protection/misc.) 864.00

\$65,482.00

OPERATING EXPENSES

R.E. Taxes Estimated

\$5409.00

Insurance Estimated

4,812.00

Maintenance Labor

577.00

Maintenance Materials

241.00

Manager (b)

-0-*

Software, Dues & Fees

1020.00

Seasonal (Fire Ext/Yard-Mow/Clean) (b)

674.00

\$

<u>12,740.00</u>

Utility: Electric \$845.00

Gas, H2O, Sewer -0
Wifi 912.00

Trash Pick-Up/cleanout 467.00

Janitorial: See Seasonal -0
Pest Control 378.00 \$ 2,628.00

Totals <u>\$ 15,368.00</u>

Gross Profit: \$50,114.00 ='s, 01/25 to 09/25 -'s 9 months

- *Rent Raise Notice posted 8% 2025 charges Successful.
- (a) Received 'call for offers' from agents saying insurance will decrease.
- (b) Arbor Designed as owner/operator ~ 4 hours / Week. Managers add Expense.
- (c) Credit card fees, goole determined by Buyer's credit & Negotiations, independent of P&L.
- (d) Seasonal Yard Mows (Spring/Summer) \$100.00 each mow.

Goals Achieved

New Gate installed. New Fire extinguishers to code.

Updated Electrical system to code. New interior/exterior key-code gate control pads.

Grounds cleared of trees making room for expansion - storage, possibly 20 x 20' units.

Completed Insurance list for property safety, regulations, & function.

Installed Extensive & permanent ADVERTISING signage @ buildings, frontage, and gate.

Posted Rent increase notices & No Smoking Signs through Property.

Goal: Offer Arbor Storage for Sale, possibly carry up to 10%, OR offer to guarantee rents as 100% full up to a Full Year, if offer to buy is at or near asking price, to qualified person.

about:blank