

Owner Operating Statement (NOI View)

Property: 105 S 5th St, Duquesne, PA 15110
Property Type: Small Residential Property (Mid-Term / Crew Housing Use)
Period: January – December 2025

Gross Rental Revenue

Accommodation Fare (Airbnb, Vrbo, Direct): **\$52,878.19**

Operating Expenses

| Expense | Annual Amount |
|---------------------------------|--------------------|
| Property Taxes | \$4,000.00 |
| Property Insurance (Estimated) | \$1,500.00 |
| Electricity (Rectory + Church) | \$2,776.06 |
| Gas (Church + Apartment) | \$1,200.00 |
| Internet | \$799.94 |
| Water | \$2,639.23 |
| Sewer | \$2,567.35 |
| Lawn Care | \$1,107.32 |
| Repairs & Maintenance | \$1,408.00 |
| Supplies & Consumables | \$139.00 |
| Waste & Trash Management | \$182.67 |
| Total Operating Expenses | \$18,319.57 |

Net Operating Income (NOI)

\$34,558.62

Additional Notes

- Gas expense normalized to \$1,200 annually for stabilized church operations.
- Utilities reflect actual 2025 usage where available and normalized assumptions where noted.
- Cleaning fees are collected from guests and paid directly to third-party cleaners and are NOI neutral.
- Statement reflects true property-level performance and excludes management-company accounting artifacts.
- NOI shown is before financing, depreciation, and income taxes.