

**Belletower Properties
2026 Proforma Income & Expenses**

4800 Rainbow Blvd., Westwood, KS

Income

Rents	\$	175,242.00
Reimbursed Secretarial	\$	1,970.00
Photocopies	\$	2,739.00
Fax Charges	\$	110.00
Reimbursed Office Supplies	\$	888.00
Additional Rents (base year)	\$	8,000.00
Total Income	\$	188,949.00

Less: Operating Expenses

Gas	\$	(4,044.00)
Electricity	\$	(10,735.00)
Water	\$	(1,626.00)
Insurance	\$	(5,200.00)
Real Estate Taxes	\$	(19,281.00)
Repairs / Maintenance / Decorating	\$	(5,000.00)
Telephone / Cable / Internet	\$	(1,375.00)
Management Fees (4%)	\$	(7,558.00)
Accounting	\$	(1,000.00)
Cleaning / Cleaning Supplies	\$	(9,357.00)
Lawn / Snow Removal	\$	(2,100.00)
Trash Pick-Up	\$	(1,888.00)
Office Supplies	\$	(1,167.00)
Security	\$	(478.00)
Miscellaneous	\$	(285.00)
Total Expenses	\$	(71,094.00)

Net Income \$ 117,855.00