Account	July 2025	Aug 2025	Sept 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	March 2026	April 2026	May 2026	June 2026	Total	Notes
Rental Income														
Rent Income	13,400.00	13,400.00	13,400.00	13,400.00	13,500.00	13,500.00	15,600.00	15,600.00	17,700.00	17,700.00	17,700.00	17,700.00	**182,600.00**	
Effective Rental Income	**13,400.00**	**13,400.00**	**13,400.00**	**13,400.00**	**13,500.00**	**13,500.00**	**15,600.00**	**15,600.00**	**17,700.00**	**17,700.00**	**17,700.00**	**17,700.00**	**182,600.00**	
													-	
Additional Income													-	
NNN Charges	1,940.00	1,940.00	1,940.00	1,940.00	1,940.00	1,940.00	2,278.00	2,278.00	2,616.00	2,616.00	2,616.00	2,616.00	26,660.00	
Total Additional Income	**1,940.00**	**1,940.00**	**1,940.00**	**1,940.00**	**1,940.00**	**1,940.00**	**2,278.00**	**2,278.00**	**2,616.00**	**2,616.00**	**2,616.00**	**2,616.00**	26,660.00	
													-	
GROSS OPERATING INCOME	**15,340.00**	**15,340.00**	**15,340.00**	**15,340.00**	**15,440.00**	**15,440.00**	**17,878.00**	**17,878.00**	**20,316.00**	**20,316.00**	**20,316.00**	**20,316.00**	209,260.00	
													-	
Operating Expenses													-	
Property Tax	-	-	-	-	-	-	2,341.00	-	-	-	-	-	2,341.00	**2025 Taxes**
Trash and Recycling WM	-	-	329.00	329.00	329.00	329.00	329.00	329.00	329.00	329.00	329.00	349.31	3,310.31	
Utilites on Vacant Units	536.83	558.47	525.89	517.24	518.61	518.61	518.61	518.61	518.61	518.61	458.49	-	5,708.58	
Fire Supression Alarm	-	-	120.00	120.00	-	-	120.00	-	-	-	120.00	-	480.00	**Quarterly Charge**
Snow Removal	-	-	-	-	-	-	-	-	-	-	-	-	-	
Landscaping	375.00	300.00	300.00	-	-	-	-	-	-	-	-	-	975.00	
Total Operating Expenses	**911.83**	**858.47**	**1,274.89**	**966.24**	**847.61**	**847.61**	**3,308.61**	**847.61**	**847.61**	**847.61**	**907.49**	**349.31**	12,814.89	
													-	
Property Insurance	607.06	607.06	607.06	607.06	607.06	607.06	607.06	607.06	607.06	608.06	854.08	854.09	7,779.77	
Total Insurance	**607.06**	**607.06**	**607.06**	**607.06**	**607.06**	**607.06**	**607.06**	**607.06**	**607.06**	**608.06**	**854.08**	**854.09**	7,779.77	
													-	
Property Management Flat fee	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	
Total Management Fee	**1,000.00**	**1,000.00**	**1,000.00**	**1,000.00**	**1,000.00**	**1,000.00**	**1,000.00**	**1,000.00**	**1,000.00**	**1,000.00**	**1,000.00**	**1,000.00**	12,000.00	
													-	
													-	
Operating Expenses	**2,518.89**	**2,465.53**	**2,881.95**	**2,573.30**	**2,454.67**	**2,454.67**	**4,915.67**	**2,454.67**	**2,454.67**	**2,455.67**	**2,761.57**	**2,203.40**	**32,594.66**	**Future 12 month Estimated NOI**
Net Operating Income	**12,821.11**	**12,874.47**	**12,458.05**	**12,766.70**	**12,985.33**	**12,985.33**	**12,962.33**	**15,423.33**	**17,861.33**	**17,860.33**	**17,554.43**	**18,112.60**	**176,665.34**	**$189,021**

Income Statement 4.0 generated12/12/2024 at 1:13am CST