Attached are the updated financials and rent roll for above.

HISTORICAL FINANCIAL STATEMENT - 84/86 Auburn Street

PARTICULARS	2025	%	2024	%	2023	%	2022	%
	(Jan-Nov)						(Apr-Dec)	
REVENUE								
Rental Income	$116,034	100.00%	$116,739	100.00%	$112,190	100.00%	$76,674	100.00%
TOTAL REVENUE	$116,034	100.00%	$116,739	100.00%	$112,190	100.00%	$76,674	100.00%
OPERATING EXPENSES								
Cleaning & Maintenance	$ 314	0.27%	$ 418	0.36%	$ 186	0.17%	$ -	0.00%
Fire Prevention Contractors - Alarm	$ 375	0.32%	$ 375	0.32%	$ 375	0.33%	$ 375	0.49%
Insurance	$ 4,036	3.48%	$ 3,837	3.29%	$ 3,118	2.78%	$ 2,129	2.78%
Pest Control	$ 879	0.76%	$ 692	0.59%	$ 676	0.60%	$ 586	0.76%
Repairs & Maint	$ 2,018	1.74%	$ 2,847	2.44%	$ 1,825	1.63%	$ 131	0.17%
Taxes	$ 7,685	6.62%	$ 5,940	5.09%	$ 7,900	7.04%	$ 4,570	5.96%
Telephone	$ 1,545	1.33%	$ 1,653	1.42%	$ 1,559	1.39%	$ 1,153	1.50%
Utilities	$ 2,796	2.41%	$ 5,264	4.51%	$ 5,609	5.00%	$ 3,626	4.73%
TOTAL OTHER EXPENSES	$ 19,648	16.93%	$ 21,026	18.01%	$ 21,248	18.94%	$12,570	16.39%
OPERATING INCOME	$ 96,386	83.07%	$ 95,713	81.99%	$ 90,942	81.06%	$64,104	83.61%

RENT ROLL 2025

UNIT	LEASE START	LEASE END	RENT - 2025-26
1-A	9/15/24	9/14/25	$ 1,391
1-B	12/1/25	11/30/26	$ 1,700
2-A	3/3/25	2/28/26	$ 1,800
2-B	2/21/24	3/31/25	$ 1,750
3-A	12/1/24	11/30/25	$ 1,750
3-B	4/1/25	3/31/26	$ 1,700
TOTALS			$ 10,091.00