

Arbor Storage

5308 Burkburnett Road, Wichita Falls, TX

Preliminary Profit and Loss (P&L)
 5 Months* Fall & Winter Seasons
Dates: 09/01/2024 to 01/31/2025. Interim

INCOME:

Rental income,	\$ 35,805.00*	
Insurance Share (Renter Protection/misc.)	445.00	\$36,250.00

OPERATING EXPENSES

R.E. Taxes Estimated	\$2,911.00	
Insurance Estimated	2,665.00	
Maintenance Labor	316.00	
Maintenance Materials	144.00	
Manager (b)	-0-	
Software, Dues & Fees	600.00	
Seasonal (Fire Ext/Yard-Mow/Clean) (b)	350.00	<u>\$ 6,986.00</u>
Utility: Electric	\$445.00	
Gas, H2O, Sewer	-0-	
Wifi	510.00	
Trash Pick-Up/cleanout	250.00	
Janitorial: See Seasonal	-0-	
Pest Control	260.00	\$ 1,465.00
Totals	<u>\$ 8,451.00</u>	
	Gross Profit *	<u>\$ 27,799.00</u>

- *Rent Raise Notice posted ~9/01/24 for 8% on January 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 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, etc. to make room for expansion / New units - storage.
 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: Institute rent increases every 6 months.