

CASA DEL SOL

May-26

Type	Count	Sq Ft	Tot SF
Effeciency	4	320	1280
1 BR	7	420	2940
1 BR ABP	2	420	840
2 BR	2	740	1480
Laundry	0	420	420
	15		6960

Monthly Income \$ 12,765

Annual Income @ 100% Occupation \$ 153,180

AAA PROPERTIES, L.C.
Casa Del Sol Apts
Rent Roll

Tenant	Original Lease	Current Lease Begin	Current Lease End	Deposit	Current Base Rent	Size	Increases 8/1/26
CASA:#01	06/08/26	06/08/26	05/31/27	\$ 500.00	\$ 675.00	Eff - ABP	
CASA:#02	06/16/21	06/16/21	06/30/22	\$ 500.00	\$ 825.00	1/1 - ABP	
CASA:#03	03/17/26	03/17/26	03/31/27	\$ 700.00	\$ 795.00	1/1	
CASA:#04	03/03/26	03/03/26	02/28/27	\$ 700.00	\$ 795.00	1/1	
CASA:#05	12/04/25	12/04/25	11/30/26	\$ 700.00	\$ 1,025.00	2/1	
CASA:#06	06/04/21	06/04/21	05/31/22	\$ 500.00	\$ 1,025.00	2/1	*rate as of 8/1/26
CASA:#07	07/02/25	07/02/25	06/30/26	\$ 700.00	\$ 795.00	1/1	
CASA:#08	11/20/24	11/20/24	11/30/25	\$ 700.00	\$ 795.00	1/1	
CASA:#09	04/21/20	04/21/20	04/30/21	\$ 500.00	\$ 625.00	Eff - ABP	
CASA:#10	03/01/18	03/01/20	02/28/21	\$ 400.00	\$ 750.00	1/1	
CASA:#11	12/19/22	12/19/22	12/31/23	\$ 500.00	\$ 795.00	1/1	*rate as of 8/1/26
CASA:#12	03/18/24	03/18/24	03/31/25	\$ 500.00	\$ 625.00	Eff - ABP	
CASA:#13	08/17/22	08/17/22	08/31/23	\$ 500.00	\$ 895.00	1/1 - ABP	*rate as of 8/1/26
CASA:#14	04/16/26	04/16/26	04/30/27	\$ 700.00	\$ 795.00	1/1	
CASA:#15	06/01/25	06/01/25	05/31/26	\$ 500.00	\$ 675.00	Eff - ABP	*rate as of 8/1/26
CASA:#16	03/24/23	03/24/23	03/31/24	\$ 600.00	\$ 875.00	1/1 - ABP	*rate as of 8/1/26

\$ 9,200.00 \$ 12,765.00

* All Lease Contracts automatically renew month-to-month after the initial Lease Term has ended.

AAA PROPERTIES, L.C.
Profit and Loss - Casa
June, 2025-May, 2026

CASA	
Income	
Animal violation	200.00
APPLICATION FEE	500.00
BOUNCED CHECK FEE	70.00
COMMISSION	1,382.50
Deposit Deductions Paid	570.00
DEPOSIT SURETY	4,350.00
LATE FEE	702.00
Locked Out Fee	50.00
MONTHLY RENT	136,966.30
Unapplied Cash Payment Income	-2,181.25
Total for Income	142,609.55
Gross Profit	142,609.55
Expenses	
CONTRACT LABOR	
Cleaning	1,052.95
Grounds Maintenance	715.00
Repair Labor (Contractor)	5,317.75
Total for CONTRACT LABOR	7,085.70
DEPOSIT REFUND	711.45
ELECTRICITY	5,111.23
Expensed Assets	310.67
GAS UTILITY	4,329.65
GROUNDS	
Grounds Maintenance Material	24.58
Total for GROUNDS	24.58
INSURANCE	8,072.82
MATERIAL	1,845.38
PEST CONTROL	611.65
RUBBISH REMOVAL	1,051.79
SUPPLIES	216.65
TAXES REALESTATE	20,538.08
Wage Labor	
Cleaning	126.00
Grounds Maintenance	16.50
Repair Labor	49.50
Total for Wage Labor	192.00
WATER BILL	1,258.42
Total for Expenses	51,360.07
Net Operating Income	91,249.48
Other Expenses	
Depreciation Expense	8,507.00
Total for Other Expenses	8,507.00
Net Other Income	-8,507.00
Net Income	82,742.48