

215 Main Property LLC

Rent-roll & Expenses
(Pro forma for the Year ending 12/31/2026)

	Room No.	Tenant	Lease Term	Taxes paid by Tenants	Rent	
					Monthly	Yearly
INCOME	1st fl.					
	#101	AKT Eyecare (Front west)	12/31/26	Jan – Dec \$450/mo.	5,065 450	60,780 5,400
	#102	Hope Wireless (Front ctr)	7/31/2029	Jan. – July Aug – Dec	4,120 4,244	28,840 21,218
	#103	Fancy Ave. (Front east)	4/30/2027	Jan – April May – Dec	2,781 2,864	11,124 22,912
	#104	Sushi Aoki (Rear)	1/31/2030	Jan Feb – Dec Extra water	3,884 4,000 800	3,884 44,001 800
	2nd fl.					
	#201	M2M Education	6/30/2027		-	-
	#203	Chung & Ha, CPA (Owner)	MTM		2,000	24,000
	#205	M2M Education (incl. #201)	6/30/2027	Jan. – June July – Dec.	4,812 4,956	28,872 29,736
		Total income				
EXPENSES (estimated)		Alarm				920
		Insurance				11,350
		Legal & professional fees				-
		Repairs				1,200
		Taxes				38,482
		Management				-
		Utilities				500
		Other Expenses & reserves				1,000
		Total expenses				
	Net Operating Income					228,114