



	A	B	C
1	Income Statement (Profit and Loss)		
2	K&K Self Storage		
3	For the year ended December 31, 2025		
4	Cash Basis		
5			
6	Account	2025	2024
7			
8	Income		
9	Interest Brandon	7,686.30	6,201.63
10	Interest Income	6.64	12.71
11	Rental Income	309,697.61	335,513.42
12	Uhaul Income	10,887.77	17,432.17
13	Total Income	328,278.32	359,159.93
14			
15	Gross Profit	328,278.32	359,159.93
16			
17	Operating Expenses		
18	Advertising	4,048.71	3,549.51
19	Auction Expense	1,145.57	1,995.00
20	Bank Service Charges	68.35	0.00
21	Computer Software	3,439.23	3,008.80
22	Computer Software Fee	0.00	87.55
23	Credit Card Fees	9,685.72	9,706.79
24			
25	Insurance	9,672.66	10,572.94
26			
27	IT - Forward Web	0.00	1,142.26
28			
29			
30	Locks	690.68	1,909.28
31			
32			
33	Office Expenses	1,318.22	2,097.19
34			
35			
36			
37	Postage	451.52	48.72
38	Property Tax	54,010.44	51,715.02
39	Repairs and Maintenance	2,778.52	3,257.79
40	Telephone & Internet	3,153.55	2,575.56
41	Tenant Insurance Premium	6,050.38	6,727.71
42	Utilities- Water & Sewer	2,176.39	1,519.45
43	Utilities-Gas & Electricity	6,415.81	6,328.92
44	Utilities-Trash	2,007.55	1,402.41
45	Total Operating Expenses	107,113.30	107,644.90
46			
47	Net Operating Income b/f mgmt fee & wages	221,165.02	251,515.03
48			
49	NOI b/f mgmt fee and wages	221,165.02	251,515.03
50			
51	Interest Brandon	(7,686.30)	(6,201.63)
52	Management Fee @ 5%	(16,029.60)	
53	Wages/PR Tax/ W comp estimated A)	(47,000.00)	
54	NOI adjusted	150,449.12	
55			
56	VARIABLE EXPENSES THAT A PURCHASER WONT HAVE		
57			
58	Depreciation Exp	0.00	70,652.00
59	Interest Expense Other	9,031.00	9,031.00
60	License	50.00	10.00
61	LLC Tax	1,095.00	0.00
62	Management Fee	122,120.00	121,650.00
63	Nonrecurring Expense & Capex	10,351.55	10,085.68
64	Payroll: Employer Tax Expense	9,992.76	10,079.68
65	Payroll: Processing Fee	1,860.69	1,762.00
66	Payroll: Worker Comp	2,639.00	2,492.00
67			
68			
69			
70	A) if we go partial remote or all remote this will be reduced.		

