Current Rent Roll

Unit Number	Bedroom/Bathroom	Rent	Lease Expires
1N	2/1	$1,495	6/30/2026
1S	2/1	$961	6/30/2026
2N	2/1	$950	6/30/2026
3N	2/1	$1,300	5/31/2027
3S	2/1	$1,050	6/30/2026
2S	2/1	Vacant - projected Rent $1,150	
2600 - SF	4/2	$2,500	03/31/2026

2025 - EXPENSES

Account	Total
Income	
Administrative Fee	500.00
Attorney Income- Evictions	865.93
Rent Income	93,458.07
Total Income	**$94,824.00**
Expense	
Administrative Expenses	
Administrative Expenses	225.00
Administrative Fee	150.00
Total for Administrative Expenses	**$375.00**
Appliances	569.99
Building Maintenance Expense	
Inspections	154.63
Total for Building Maintenance Expense	**$154.63**
Building Materials	
Building Materials	339.17
Total for Building Materials	**$339.17**
Building Services	
Electrical Repairs	245.00
HVAC Repairs	1,886.00
Plumbing Repairs	1,504.50
Scavenger	4,919.83
Total for Building Services	**$8,555.33**
Commissions	1,300.00
Exterminator	150.00
Janitorial Maintenance Expense	
Janitorial Service - Hallways Laundry Rooms Stairs	1,560.00
Total for Janitorial Maintenance Expense	**$1,560.00**
Landscape Maintenance Expense	
Landscaping	168.00
Total for Landscape Maintenance Expense	**$168.00**
Lease Renewals	375.00
Legal and Professional Fees	
Attorney Fees - Evictions	2,529.94
Total for Legal and Professional Fees	**$2,529.94**
Maintenance & Repairs	
Maintenance & Repairs	3,765.59
Total for Maintenance & Repairs	**$3,765.59**

Account	Total
Management Fees	5,460.00
Utilities	
Electric	464.22
Water/Sewer/Scavenger	4,755.24
Total for Utilities	**$5,219.46**
Total Expense	**$30,522.11**
Net Operating Income	**$64,301.89**
Net Income	**$64,301.89**