

Income & Expense Operating History

Property Address:

3636 Ocean Breeze Ave.

Torrance, CA. 90504

| | 2021 | 2022 | 2023 |
|--|--------------------|--------------------|------------------|
| # of Months | 12 | 12 | 5 |
| Collected Rents | \$1,390,256 | \$1,466,516 | \$607,890 |
| Laundry Income | \$10,226 | \$12,446 | \$5,000 |
| RUBS Program | \$3,000 | \$3,600 | \$1,750 |
| Administration | \$0 | \$0 | \$0 |
| Total Income | \$1,403,482 | \$1,482,562 | \$614,640 |
| Real Estate Taxes | \$163,134 | \$165,866 | \$0 |
| Other Taxes & Assessments | \$0 | \$0 | \$0 |
| Licenses / Business Tax | \$1,858 | \$4,012 | \$0 |
| Insurance | \$13,199 | \$5,002 | \$0 |
| Gas -[Utilities] | \$1,324 | \$1,711 | \$0 |
| Electricity -[Utilities] | \$11,294 | \$16,111 | \$0 |
| Water & Sewer -[Utilities] | \$36,488 | \$29,853 | \$0 |
| Trash | \$18,692 | \$20,958 | \$0 |
| Undetailed Combined Utilities | \$0 | \$0 | \$0 |
| Pest Control | \$780 | \$780 | \$0 |
| Maintenance and Repairs | \$44,001 | \$62,811 | \$0 |
| Pool | \$4,890 | \$6,101 | \$0 |
| Elevator Maintenance | \$0 | \$0 | \$0 |
| Decorating (Int & Ext) | \$0 | \$0 | \$0 |
| Cleaning | \$0 | \$0 | \$0 |
| Supplies | \$0 | \$0 | \$0 |
| Payroll (Janitorial & Salaries) | \$0 | \$0 | \$0 |
| Payroll Taxes / Workers Comp | \$0 | \$0 | \$0 |
| Telephone & Communication | \$3,851 | \$3,601 | \$0 |
| Legal & Professional Fees | \$0 | \$1,465 | \$0 |
| Gardening & Landscaping | \$11,150 | \$7,170 | \$0 |
| Professional Mgt (Non Resident) | \$50,000 | \$52,000 | \$0 |
| Resident Manager Salary | \$14,000 | \$16,800 | \$0 |
| Resident Mgr Apt Allowance | \$24,000 | \$24,000 | \$0 |
| General & Administrative | \$1,500 | \$1,000 | \$0 |
| Advertising & Marketing | \$1,125 | \$1,508 | \$0 |
| Contract Services | \$0 | \$0 | \$0 |
| Miscellaneous Expenses | \$0 | \$0 | \$0 |
| Total Operating Expenses | \$401,286 | \$420,749 | \$0 |
| *Replacements: | \$0 | \$0 | \$0 |
| *Carpeting & Flooring | \$0 | \$0 | \$0 |
| *Drapes & Blinds | \$0 | \$0 | \$0 |
| New Roof | \$0 | \$0 | \$0 |
| Landscape | \$0 | \$0 | \$0 |
| New Windows | \$0 | \$135,000 | \$0 |
| Pool Repair | \$0 | \$24,680 | \$0 |
| Total Replacements | \$0 | \$159,680 | \$0 |
| Total Replacements & Expenses | \$401,286 | \$580,429 | \$0 |
| Net Operating Income | \$1,002,196 | \$902,133 | \$614,640 |
| Capital Improvements | \$2 | \$1 | \$0 |
| | \$0 | \$0 | \$0 |
| | \$0 | \$0 | \$0 |
| | \$0 | \$0 | \$0 |
| | \$0 | \$0 | \$0 |
| | \$0 | \$0 | \$0 |
| Total Capital Improvements | \$2 | \$1 | \$0 |

Replacements & Capex included from above Maintenance & Repairs

By: _____

Date _____