

Profit & Loss

Property: 3009 Bryant Avenue S
01/01/24 - 12/31/24 (accrual basis)

INCOME	Amount
4100 RENTAL INCOME	
4101 Rental Income	78,985
4100 Total RENTAL INCOME	78,985
4200 OTHER INCOME	
4201 Other Income	400
4205 Laundry Income	601
4207 Pet Rent	150
4215 Late Fees	746
4216 NSF Fees	50
4227 Parking - Income	350
4200 Total OTHER INCOME	2,297
4300 MAINTENANCE INCOME	
4304 Damages	567
4302 Cleaning - Income	500
4300 Total MAINTENANCE INCOME	1,067
4400 Utility Income	
4401 Gas - Income	1,996
4402 Water & Sewer - Income	1,916
4404 Garbage - Income	1,028
4400 Total Utility Income	4,940
TOTAL INCOME	87,289
EXPENSE	
5050 GENERAL REPAIRS & MAINTENANCE EXPENSE	
5051 General Labor & Repairs	1,209
5052 General Parts & Supplies	1,641
5053 Painting - Labor	400
5056 Pest Control	654
5059 Fire & Life Safety	100
5061 Plumbing - Labor	150
5065 Windows - Repair & Replacement	100
5067 Appliances - Parts & Repair	200
5077 On-Call Maintenance	225
5081 Boiler - Regular Maintenance	100
5084 Garage Door - Repairs	438
6009 Locks & Keying	100
5050 Total GENERAL REPAIRS & MAINTENANCE EXPENSE	5,317
5100 TURNOVER	
5101 Cleaning - Turn	606
5103 Painting - Turn	174
5104 Maintenance - Turn	366
5100 Total TURNOVER	1,146
5230 GROUNDSKEEPING & REC FACILITIES	
5231 Snow Removal	1,050
5232 Lawn & Landscaping	845
5230 Total GROUNDSKEEPING & REC FACILITIES	1,895
5450 UTILITY EXPENSES	
5451 Gas - Building	2,938
5455 Water & Sewer	5,456
5458 Electric - Building	3,617
5460 Trash Removal	335
5450 Total UTILITY EXPENSES	12,346
5550 INSURANCE EXPENSE	
5552 Building Insurance Expense	6,496
5550 Total INSURANCE EXPENSE	6,496
5570 TAX EXPENSE	
5571 Real Estate Taxes	16,859
5570 Total TAX EXPENSE	16,859
5800 PROFESSIONAL & ADMINISTRATIVE EXPENSE	
5801 Professional Fees	24
5803 Rental License Fee	195
5804 Accounting Services/End of year Taxes	845
5808 Security Deposit Interest Expense	26
5810 Bank Fees	35
5843 Bad Debt - Expense	19
5800 Total PROFESSIONAL & ADMINISTRATIVE EXPENSE	1,144
5850 LEASING & MARKETING	
5856 Zillow	1,572
5850 Total LEASING & MARKETING	1,572
TOTAL EXPENSE	46,774
Cap X and LHM Removed	\$7,924

Profit & Loss

Property: 3009 Bryant Avenue S
01/01/23 - 12/31/23 (accrual basis)

INCOME	Amount
4101 Rental Income	75,214
4201 Other Income	370
4205 Laundry Income	447
4207 Pet Rent	250
4215 Late Fees	1,030
4216 NSF Fees	75
4232 Month to Month Fee	300
4302 Cleaning - Income	350
4401 Gas - Income	1,970
4402 Water & Sewer - Income	1,970
4404 Garbage - Income	985
TOTAL	
INCOME	82,961
EXPENSE	
5051 General Labor & Repairs	3,250
5052 General Parts & Supplies	1,100
5059 Fire & Life Safety	300
5077 On-Call Maintenance	275
5075 Cleaning - Janitorial	3,000
5101 Cleaning - Turn	1,040
5103 Painting - Turn	1,983
5231 Snow Removal	775
5232 Lawn & Landscaping	805
5451 Gas - Building	4,221
5455 Water & Sewer	4,538
5458 Electric - Building	3,976
5460 Trash Removal	675
5552 Building Insurance Expense	4,225
5571 Real Estate Taxes	16,982
5803 Rental License Fee	190
5804 Accounting Services	803
5808 Security Deposit Interest Expense	26
5856 Zillow	1,320
TOTAL	
EXPENSE	49,484
NOI	33,113

Profit & Loss

Property: 3009 Bryant Avenue S
01/01/22 - 12/31/22 (accrual basis)

INCOME	Amount
4101 Rental Income	83,146
4130 Concession Credits	-100
4201 Other Income	75
4205 Laundry Income	913
4207 Pet Rent	450
4215 Late Fees	1,101
4216 NSF Fees	85
4232 Month to Month Fee	100
4302 Cleaning - Income	300
4306 Trash Nanny - Income	375
4401 Gas - Income	840
4402 Water & Sewer - Income	840
4404 Garbage - Income	760
TOTAL	
INCOME	88,884
EXPENSE	
5051 General Labor & Repairs	996
5052 General Parts & Supplies	185
5059 Fire & Life Safety	90
5067 Appliances - Parts & Repair	170
5077 On-Call Maintenance	308
5075 Cleaning - Janitorial	3,016
5101 Cleaning - Turn	1,004
5103 Painting - Turn	600
5231 Snow Removal	400
5232 Lawn & Landscaping	1,448
5451 Gas - Building	3,871
5455 Water & Sewer	4,300
5458 Electric - Building	1,745
5460 Trash Removal	200
5552 Building Insurance Expense	4,284
5571 Real Estate Taxes	12,634
5803 Rental License Fee	906
5804 Accounting Services	756
5808 Security Deposit Interest Expense	32
5856 Zillow	1,440
TOTAL	
EXPENSE	38,384
NOI	50,500

Profit & Loss

Property: 3009 Bryant Avenue S
01/01/21 - 12/31/21 (accrual basis)

INCOME	Amount
4101 Rental Income	87,389
4106 Admin Fees	150
4201 Other Income	225
4205 Laundry Income	709
4207 Pet Rent	767
4214 Pet Fees	900
4215 Late Fees	1,064
4216 NSF Fees	170
4227 Parking - Income	200
4302 Cleaning - Income	75
4404 Garbage - Income	2,125
TOTAL	
INCOME	93,773
EXPENSE	
5051 General Labor & Repairs	446
5052 General Parts & Supplies	2,882
5059 Fire & Life Safety	109
5061 Plumbing - Labor	2,619
5064 Roof Repair	864
5076 Annual Maintenance	135
5081 Boiler - Regular Maintenance	850
5080 Labor Expense	2,770
5075 Cleaning - Janitorial	2,645
5101 Cleaning - Turn	1,231
5103 Painting - Turn	1,100
5231 Snow Removal	442
5232 Law n & Landscaping	489
5230 Other GROUNDSKEEPING & REC FACILITIES	613
5451 Gas - Building	2,080
5455 Water & Sewer	3,922
5458 Electric - Building	1,249
5461 Trash Nanny - Expense	480
5450 Other UTILITY EXPENSES	32
5552 Building Insurance Expense	2,829
5550 Other INSURANCE EXPENSE	10
5571 Real Estate Taxes	13,368
5574 Sales & Use Taxes	968
5803 Rental License Fee	420
5804 Accounting Services	806
5808 Security Deposit Interest Expense	66
5810 Bank Fees	306
5823 Entertainment	66
5851 Marketing & Advertising	128
TOTAL	
EXPENSE	43,928
NOI	49,845

Profit & Loss

Property: 3009 Bryant Avenue S
01/01/20 - 12/31/20 (accrual basis)

INCOME	Amount
4101 Rental Income	92,905
4201 Other Income	350
4205 Laundry Income	211
4207 Pet Rent	700
4214 Pet Fees	600
4227 Parking - Income	500
4302 Cleaning - Income	920
4404 Garbage - Income	1,030
TOTAL	
INCOME	97,216
EXPENSE	
5051 General Labor & Repairs	3,250
5052 General Parts & Supplies	1,100
5059 Fire & Life Safety	63
5061 Plumbing - Labor	700
5076 Annual Maintenance	135
5081 Boiler - Regular Maintenance	900
5075 Cleaning - Janitorial	3,150
5101 Cleaning - Turn	765
5103 Painting - Turn	1,275
5231 Snow Removal	831
5232 Lawn & Landscaping	270
5451 Gas - Building	2,872
5455 Water & Sewer	4,620
5458 Electric - Building	943
5461 Trash Nanny - Expense	60
5552 Building Insurance Expense	2,790
5571 Real Estate Taxes	13,093
5803 Rental License Fee	425
5804 Accounting Services	767
5808 Security Deposit Interest Expense	80
5851 Marketing & Advertising	128
TOTAL	
EXPENSE	38,218
NOI	58,998