

Annual Property Operating Data

	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	year to date
Scheduled Rental Income	\$ 13,863.00	13,863.00	\$ 13,863.00	\$ 13,863.00	\$ 13,863.00	15,225.00	\$ 15,225.00	\$ 15,225.00	\$ 15,225.00	\$ 15,225.00	\$ 15,225.00	\$ 15,225.00	\$ 175,890.00
Uncollected rents & vacancy	\$ (1,759.25)	\$ (800.00)	(1,584.00)	\$ (2,025.00)	\$ (171.00)	\$ (412.35)	\$ (1,245.06)	\$ (2,496.18)	\$ (2,223.09)	\$ (3,358.00)	\$ (3,952.17)	\$ (942.22)	\$ (20,968.32)
Effective rent income	\$ 12,103.75	\$ 13,063.00	\$ 12,279.00	\$ 11,838.00	\$ 13,692.00	\$ 14,812.65	\$ 13,979.94	\$ 12,728.82	\$ 13,001.91	\$ 11,867.00	\$ 11,272.83	\$ 14,282.78	\$ 154,921.68
Plus: Other income	\$ 2,308.00	\$ 2,125.00	1,743.00	\$ 3,000.00	\$ 2,753.00	\$ 2,316.00	\$ 1,778.00	\$ 1,925.05	\$ 2,014.67	\$ 1,876.00	\$ 1,894.05	\$ 1,916.33	\$ 25,649.10
Gross Operating Income	\$ 14,411.75	\$ 15,188.00	\$ 14,022.00	\$ 14,838.00	\$ 16,445.00	\$ 17,128.65	\$ 15,757.94	\$ 14,653.87	\$ 15,016.58	\$ 13,743.00	\$ 13,166.88	\$ 16,199.11	\$ 180,570.78
Operating Expenses													
Prorated Real Estate Taxes	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 12,000.00
Prorated Insurance	\$ 713.30	\$ 713.30	\$ 713.30	\$ 713.30	\$ -	\$ -	\$ -	\$ 3,555.34	\$ 1,206.24	\$ 1,206.24	\$ 2,350.28	\$ 1,149.04	\$ 12,320.34
Management Fees	\$ 2,299.40	\$ 1,149.70	\$ 3,449.10	\$ 2,299.40	\$ 2,299.40	\$ 3,449.10	\$ 2,299.40	\$ 2,299.40	\$ 2,299.40	\$ 2,299.40	\$ 2,299.40	\$ 3,449.10	\$ 29,892.20
Payroll													
Benefits/payroll expenses													
Emp taxes/worker's comp													
Repairs & maintenance	\$ 1,405.51	\$ 1,397.71	\$ 2,784.41	\$ 2,486.23	\$ 2,680.73	\$ 425.00	\$ 3,940.70	\$ 2,513.22	\$ 1,430.64	\$ 2,461.66	\$ 1,900.00	\$ 1,431.47	\$ 24,857.28
Utilities	\$ 2,293.67	\$ 2,865.49	\$ 2,435.15	\$ 2,274.53	\$ 2,300.07	\$ 2,435.69	\$ 2,985.55	\$ 3,409.35	\$ 3,263.85	\$ 3,146.14	\$ 2,647.32	\$ 1,781.19	\$ 31,838.00
Administrative	\$ 1,814.33	\$ 51.34	\$ 226.27	\$ 29.25	\$ 612.56	\$ 101.84	\$ 82.69	\$ 144.66	\$ 82.69	\$ 85.02	\$ 255.02	\$ 114.52	\$ 3,600.19
Advertising/Marketing	\$ -	\$ 749.00	\$ 349.00	\$ 49.00	\$ 449.00	\$ 49.00	\$ 49.00	\$ 49.00	\$ 49.00	\$ 49.00	\$ 189.00	\$ -	\$ 2,030.00
Contracted Services	\$ 450.00	\$ 450.00	\$ 600.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 2,080.92	\$ 714.06	\$ 200.00	\$ 5,694.98
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,395.09	\$ 2,395.09
MISC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Expenses	 \$ (9,976.21)	 \$ (8,376.54)	 \$ (11,557.23)	 \$ (9,051.71)	 \$ (9,541.76)	 \$ (7,660.63)	 \$ (10,557.34)	 \$ (13,170.97)	 \$ (9,531.82)	 \$ (12,328.38)	 \$ (11,355.08)	 \$ (11,520.41)	 \$ (124,628.08)
Net Operating Income	 \$ 4,435.54	 \$ 6,811.46	 \$ 2,464.77	 \$ 5,786.29	 \$ 6,903.24	 \$ 9,468.02	 \$ 5,200.60	 \$ 1,482.90	 \$ 5,484.76	 \$ 1,414.62	 \$ 1,811.80	 \$ 4,678.70	\$ 55,942.70