

RENT ROLL

Unit	Rate	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	T12 TOTAL
Lot 1 (2+ yr tenant)	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,200.00
Lot 2	\$350.00	-	-	-	-	-	-	-	\$175.00	\$350.00	\$350.00	\$175.00	\$350.00	\$1,400.00
Lot 3	\$350.00	-	-	-	-	-	-	-	-	-	-	-	-	-
Lot 4	\$350.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$350.00	\$3,925.00
Lot 5 (3 yr tenant)	\$350.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$350.00	\$3,925.00
Lot 6	\$350.00	-	-	-	-	-	-	-	-	-	-	-	-	-
Lot 7	\$350.00	-	-	-	-	-	-	-	\$175.00	-	-	-	-	\$175.00
Lot 8	\$350.00	-	-	-	-	-	-	-	\$175.00	\$350.00	\$350.00	\$350.00	\$350.00	\$1,575.00
Lot 9	\$350.00	-	-	-	-	-	-	-	\$175.00	\$350.00	\$350.00	\$350.00	\$350.00	\$1,575.00
Lot 10	\$350.00	\$350.00	-	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$3,850.00
Lot 11	\$350.00	-	-	-	-	-	-	-	\$175.00	\$350.00	\$350.00	\$350.00	\$350.00	\$1,575.00
Lot 12	\$350.00	-	-	-	-	-	-	-	-	-	-	-	-	-
Lot 13 (3 yr tenant)	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$3,600.00
Lot 14 (2 yr tenant)	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,200.00
Lot 15	\$350.00	-	-	-	-	-	-	-	\$175.00	\$350.00	\$350.00	\$350.00	\$350.00	\$1,575.00
Lot 16	\$350.00	-	-	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$3,500.00
Lot 17	\$350.00	-	-	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$3,500.00
Lot 18	\$350.00	-	-	-	-	-	-	-	-	-	-	-	-	-
Lot 19	\$350.00	-	-	-	-	-	-	-	\$175.00	\$350.00	\$350.00	\$350.00	\$350.00	\$1,575.00
Lot 20	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$175.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,025.00
Laundry	-	\$400.00	\$395.00	\$403.00	\$356.00	\$395.00	\$374.00	\$366.00	\$425.00	\$567.00	\$695.00	\$624.00	\$612.00	\$5,612.00
Monthly total	-	\$2,750.00	\$2,395.00	\$3,453.00	\$3,406.00	\$3,445.00	\$3,424.00	\$3,416.00	\$4,525.00	\$5,717.00	\$5,845.00	\$5,599.00	\$5,812.00	\$49,787.00

EXPENSES

Item	Rate	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	T12 TOTAL
Electric	-	\$800.00	\$475.00	\$400.00	\$450.00	\$1,175.00	\$1,088.00	\$784.00	\$849.00	\$1,018.00	\$1,575.00	\$1,575.00	\$1,575.00	\$11,764.00
Water	-	\$113.00	\$233.20	\$577.34	\$127.25	\$158.15	\$167.10	\$253.10	\$261.95	\$264.71	\$350.45	\$350.45	\$350.00	\$3,206.70
Trash	-	-	-	-	-	-	-	-	-	\$110.00	\$110.00	\$110.00	\$110.00	\$440.00
Internet	-	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$1,440.00
Lawn care	-	\$400.00	\$400.00	\$200.00	-	-	-	\$200.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$3,200.00
Property Taxes	-	\$166.25	\$166.25	\$166.25	\$166.25	\$166.25	\$166.25	\$166.25	\$166.25	\$166.25	\$166.25	\$166.25	\$166.25	\$1,995.00
Maintenance/Repairs	-	-	\$201.00	-	-	-	-	-	-	\$125.00	-	-	-	\$326.00
Insurance	-	\$311.83	\$311.83	\$311.83	\$311.83	\$311.83	\$311.83	\$311.83	\$311.83	\$311.83	\$311.83	\$311.83	\$311.83	\$3,741.96
Total	-	\$1,911.08	\$1,907.28	\$1,775.42	\$1,175.33	\$1,931.23	\$1,853.18	\$1,835.18	\$2,109.03	\$2,515.79	\$3,033.53	\$3,033.53	\$3,033.08	\$26,113.66
NOI	-	\$838.92	\$487.72	\$1,677.58	\$2,230.67	\$1,513.77	\$1,570.82	\$1,580.82	\$2,415.97	\$3,201.21	\$2,811.47	\$2,565.47	\$2,778.92	\$23,673.34
Equipment	-	-	\$405.22	-	-	-	-	-	-	\$400.00	-	-	-	-

Notes

1. Sep & Oct water bills included excess from water hydrant leak

2. New trash service effective 4/1/2026 - equipment cost for polycarts

3. Other equipment was for Starlink purchase

4. July 2026 rents are actual per owner report; July 2026 operating expenses (shaded) are estimated pending actual bills.

DISCLAIMER

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