

Wallace Hotel LLC
(effective 9/1/25)

Rooms	Occupancy	Monthly Rate (not taxable)	Daily Rate (incl. 10.5% tax)
#7	1-2 people, 1 DB Full Bathroom	\$ 750.00 (\$25.00/day)	\$ 75.00
#8	1-2 people, 1 DB Full Bathroom	\$ 750.00 (\$25.00/day)	\$ 75.00
#10	1-2 people, 1 Queen Full Bathroom & Studio Kitchen	\$ 750.00 (\$25.00/day)	\$ 75.00
#11	1-2 people, 2 TB In-room sink & access to Community Bathroom & Breakroom	\$ 750.00 (\$25.00/day)	\$ 75.00
#14	1-2 people, 1 DB In-room sink & access to Community Bathroom & Breakroom	\$ 750.00 (\$25.00/day)	\$ 75.00
#15	1-2 people, 1 DB Full Bathroom	\$ 750.00 (\$25.00/day)	\$ 75.00
Middle	1-2 people, 2 TB Kitchen, Living Room & Full Bathroom	\$ 850.00 (\$28.33/day)	\$ 80.00 \$ 85.00
SW NW Basement	TB, 1 DB, Kitchen, Living Room & Full Bathroom 1-2 people	\$ 950.00 (\$31.67/day)	\$ 95.00
	3-4 people, 3 TB, 1 DB	\$1,200.00 (\$40.00/night)	\$125.00
Diner	Up to about 45 people	\$50.00 per day (8:00 am – 10:00 pm)	

Nightly Rates with taxes

Rooms & Suites	Rate Basis	Rate	Tax	Total
#7, #8, #10, #11, #14, #15	1-2 people	\$ 67.87	\$ 7.13	\$ 75.00
Middle	1-2 people	\$ 76.93	\$ 8.07	\$ 85.00
SW	1-2 people	\$ 85.98	\$ 9.02	\$ 95.00
NW Basement	3-4 people	\$113.13	\$ 11.87	\$125.00

**Wallace Hotel LLC
Occupancy**

4/17/2026

Annual, 2025	Total Days Available	Days Occupied	Occupancy	Comments
January	310	124	40.00%	
February	280	85	30.36%	Lowest
March	310	238	76.77%	2nd Highest
April	300	300	100.00%	Highest
May	310	173	55.81%	
June	300	122	40.67%	
July	310	156	50.32%	
August	310	168	54.19%	
September*	300	158	52.67%	
October	310	163	52.58%	
November	296	157	53.04%	
December	279	92	32.97%	2nd Lowest
Total Occupancy	3615	1936	53.55%	

2025 Income

Date	Receipt #	Nightly Amount	Tax	Monthly Amount	Comments
11/14/25	722137	\$339.35	\$35.65		
11/14/25	722140	\$203.61	\$21.39		
11/14/25	722141	\$565.65	\$59.35		
11/20/25	722142	\$339.39	\$35.61		
11/21/25	722144	\$226.26	\$23.74		
11/21/25	722146	\$67.87	\$7.13		
11/24/25	887074			\$650.00	
11/28/25	722147	\$271.48	\$28.52		
VOIDED	722138				
VOIDED	722139				
VOIDED	722143				
VOIDED	722145				
		\$5,022.58	\$527.42	\$2,350.00	
Nov Total				\$7,372.58	
DECEMBER					
11/29/25	887075			\$950.00	Rec'd Dec for Nov stay
11/29/25	887076			\$375.00	Rec'd Dec for Nov stay, partial month
12/22/25	887077				
12/03/25	722148	\$67.87	\$7.13		
12/04/25	722149	\$312.24	\$32.76		
12/05/25	722150	\$1,244.35	\$130.65		
12/22/25	922101	\$67.87	\$7.13		
12/26/25	922102	\$135.74	\$14.26		
12/26/25	922103	\$135.74	\$14.26		
12/27/25	922104	\$429.90	\$45.10		
		\$2,393.71	\$251.29	\$1,325.00	
Dec Total				\$3,718.71	
ANNUAL TOTAL					
		\$16,362.33	\$1,717.67	\$44,014.00	
				\$60,376.33	

Wallace Hotel LLC
Additional Income

Diner Income - 2025			
Date	Receipt #	Rental Amt	Comments
Diner Total		\$0.00	

Laundromat Income - 2025	
Date	Deposit
01/21/25	\$114.00
03/31/25	\$563.50
06/10/25	\$676.75
7/15/2025	\$408.75
9/2/2025	\$447.25
10/20/2025	\$650.75
12/22/2025	\$745.00
Total	\$3,606.00

Wallace Hotel LLC
2025 Expenses

Expenses Summary

Category	Amount
Regular Expenses	
Advertising	\$215.00
Donation	\$126.70
Insurance	\$9,749.10
Interest	\$0.00
Non-Expense	\$12,175.75
Professional Services	\$0.00
R & M	\$13,569.58
Rent	\$6,000.00
Supplies	\$2,980.35
Taxes	\$1,480.71
Utilities	\$16,406.08
Sub Total Regular Expenses	\$62,703.27
Minus Non-Expense	\$12,175.75
Plus Square Fees (1/1/25-12/31/25)	\$569.44
Total Expenses	\$51,096.96

Mileage Summary

Vehicle	Miles
Truck	338
Car	1,068
Total Mileage	1,406

218 Commercial Ave
Wallace NE

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(ii) CEADKA Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

(ii) CEADKA Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.

(ii) _____ not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.




Agent's Acknowledgment (initial or enter N/A if not applicable)

(f) NE Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) _____ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. ¹

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 <u>Charles E. Andrews</u> Seller	05/14/2026		
Charles E. Andrews	Date	Purchaser	Date
 <u>Deborah K. Andrews</u> Seller	05/14/2026		
Deborah K. Andrews	Date	Purchaser	Date
 <u>Nancy Faulhaber</u> Seller's Agent	05/13/2026		
Nancy Faulhaber	Date	Purchaser's Agent ¹	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.