

MONTHLY OPERATING STATEMENT FOR 2620 11TH STREET, SANTA MONICA, CA 90405 Rev. 8/15/17

SCHEDULED MONTHLY INCOME			
	APARTMENT RENT	23,331.00	AS OF 9/1/17
	GARAGE INCOME	2,180.00	
	PARKING SPACE INCOME	250.00	
	STORAGE LOCKER INCOME	270.00	
	LAUNDRY INCOME (ESTIMATED)	200.00	
	TOTAL SCHEDULED MONTHLY INCOME	26,231.00	X 12 = 314,772
ESTIMATED EXPENSES:			
	PROPERTY TAXES (BASED ON S.P. 5,700,000)	5,700.00	
	INSURANCE (FIRE & LIABILITY)	350.00	
	UTILITIES (BUILDING)	787.00	
	MGMT FEES + COMMISSIONS	TO BE DETERMINED	
	RENT CONTROL/LIC FEES	233.00	
	*REPAIRS & MAINT.	2,400.00	
	GARDENER	160.00	
	ON-SITE MANAGER	594.00	
	TOTAL ESTIMATED MONTHLY EXPENSES	10,224.00	X 12= 122,688
	ESTIMATED NET OPERATING INCOME (INCOME-EXPENSES)	16,007.00	

* DOES NOT INCLUDE CAPITAL IMPROVEMENTS