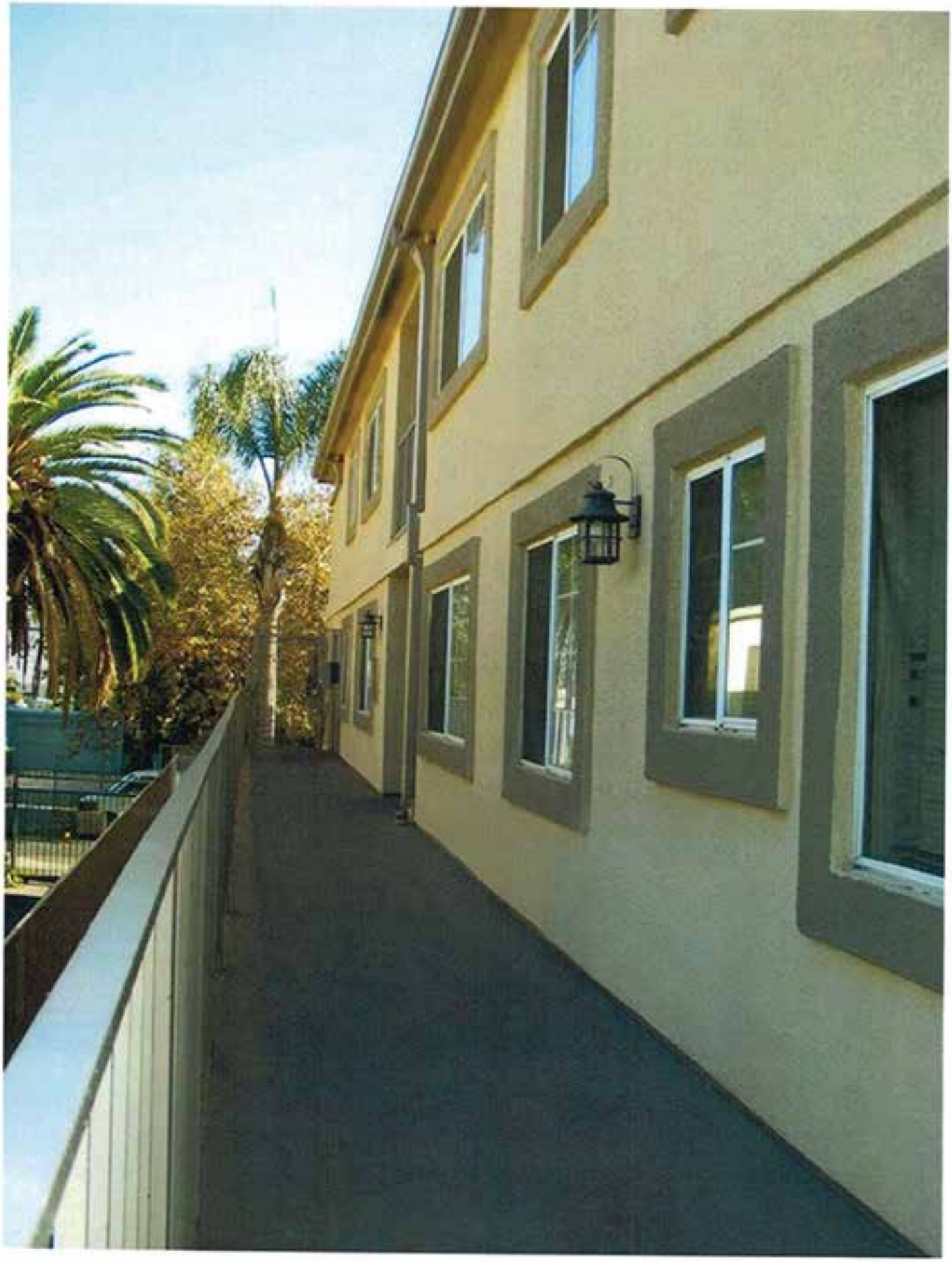
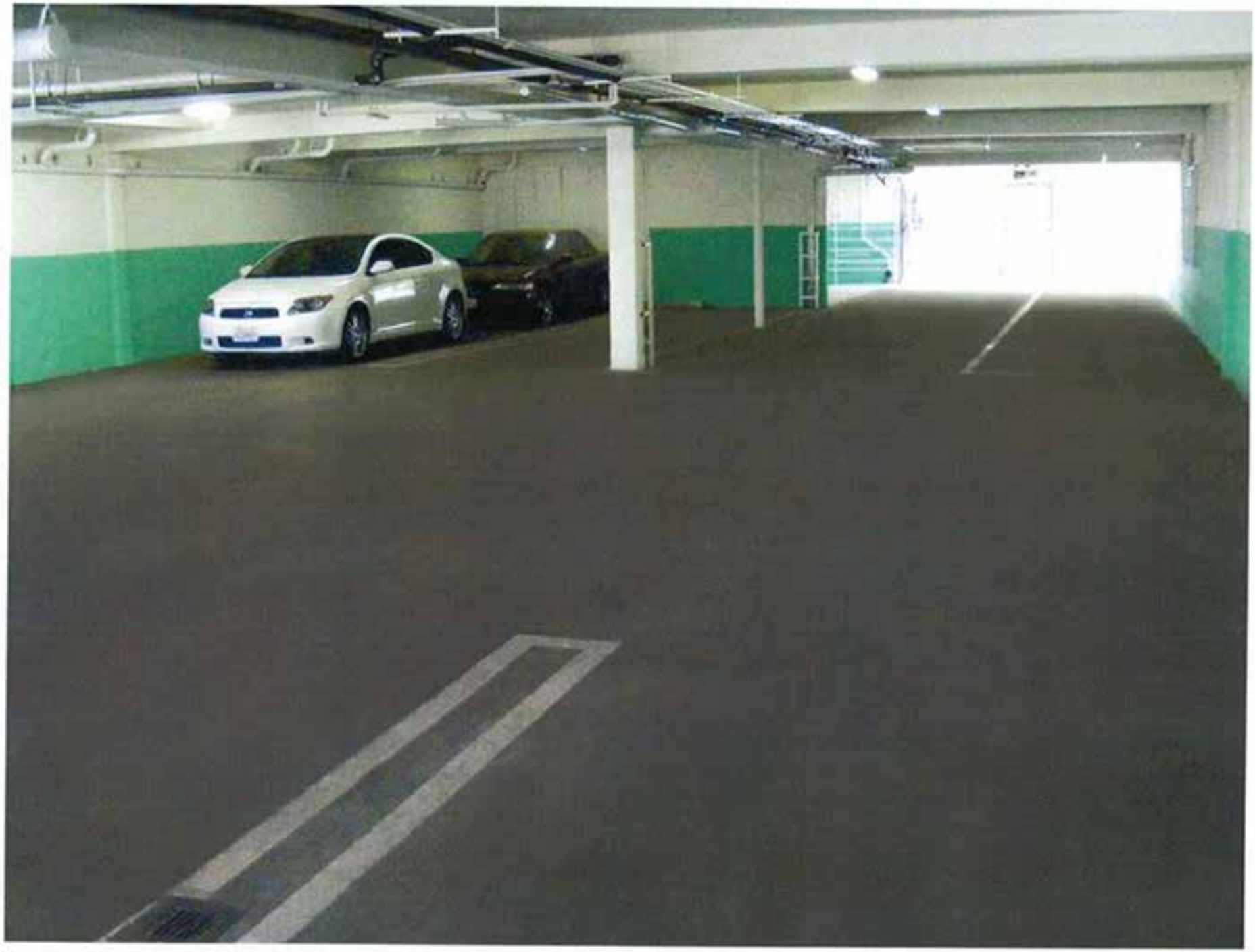
5529 FULCHER AVENUE
NORTH HOLLYWOOD, CA

5529 North Fulcher Avenue
2017 Projected Expense Statement

Rental Income	$176,940
Washer/Dryer Income	$422.50
Fees/Charges	$100
Total Revenue	$176,940
Gross Profit	$176,940
Operating Expenses	
Bank Charges	$21
Insurance	$3,094
Trash Collection	$2,958
Pest Control	$1,680
Gardening	$1,600
Electricity	$2,261.32
Water	$2,599.04
Sewer	$2,111.70
Gas	$2,435.60
Repairs (Jan – August, 2017)	$13,886.37
Intercom	$901.74
Postage	$100
Taxes & Licenses	$2,747.90
Property Taxes	$23,948.64
TOTAL OPERATING EXPENSES	$60,345.31
NET OPERATING EXPENSES	$116,594.69

5529 North Fulcher Avenue
2017 Projected Expense Statement

CURRENT RENTS

UNIT	TYPE	ESTIMATED SQFT	RENT
101	2BR/2BA TWHM	1350	$1878
102	2BR/1.34BA	925	$1481
103	2BR/1.34BA	925	$1503
104	1BR/1BA	700	$1455
105	1BR/1BA	828	$1792
202	2BR/1.34BA	925	$1853
203	2BR/1.34BA	925	$1705
204	1BR/1BA	700	$1273
205	1BR/1BA	829	$1805

ESTIMATED TOTAL SQUARE FOOTAGE – 8,107