

Utah Storage Solutions, LLC. - 2020 P&L

2020	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Total Income	\$6,025.72	\$6,677.23	\$5,135.08	\$7,144.16	\$7,283.55	\$7,558.09	\$7,600.64	\$8,326.40	\$7,124.98	\$6,919.55	\$9,344.67	\$6,876.40	\$86,016.47
Uhaul Income	\$275.33	\$327.13	\$421.90	\$128.35		\$67.59	\$245.28	\$365.17	\$283.66	\$26.52	\$234.90	\$234.90	\$2,610.73
Total Income	\$6301.05	\$7004.36	\$5556.98	\$7272.51	\$7,283.55	\$7625.68	\$7845.92	\$8691.57	\$7408.64	\$6946.07	\$9579.57	\$7111.30	\$88,627.20
Operating Expenses													
Mortgage													0
Property Tax	\$359.81	\$359.81	\$359.81	\$359.81	\$359.81	\$359.81	\$359.81	\$359.81	\$359.81	\$359.81	\$359.81	\$359.81	\$4317.72
Property Insurance	\$237.53	\$237.53	\$237.53	\$237.53	\$237.53	\$237.53	\$237.53	\$237.53	\$237.53	\$237.53	\$237.53	\$237.53	\$2850.36
Manager	Trade	Trade	Trade	Trade	Trade	Trade	Trade	Trade	Trade	Trade	Trade	Trade	
Merchant Fee				\$137.56	\$109.29	\$136.25	\$123.66	\$161.88	\$124.30	\$130.94	\$130.00	\$73.97	\$1127.85
Facility Software	\$75.79	\$75.79	\$75.79	\$75.79	\$75.79	\$75.79	\$75.79	\$75.79	\$75.79	\$75.79	\$75.79	\$75.79	\$909.48
Marketing	\$105.00	\$150.00	\$150.00	\$150.00	\$183.00	\$45.00	\$157.50	\$75.00	\$75.00	\$157.50	\$75.00	\$60.00	\$1383.00
Internet	\$59.95	\$59.95	\$59.95	\$59.95	\$59.95	\$59.95	\$59.95	\$59.95	\$59.95	\$59.95	\$59.95	\$59.95	\$719.40
Phone	\$21.18	\$21.18	\$21.18	\$21.18	\$21.18	\$21.18	\$21.18	\$21.18	\$21.18	\$21.18	\$21.18	\$21.18	\$254.16
Power	\$178.40	\$194.76	\$194.76	\$223.96	\$212.94	\$194.10	\$223.47	\$266.29	\$227.25	\$179.45	\$200.00	\$196.44	\$2491.82
Water	\$50.00	\$50.00	\$50.00	\$100.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$650.00
Maintenance			\$80.00		\$79.39		\$11.79						\$171.18
Materials		\$228.90											\$228.90
Travel		\$245.03			\$135.12							\$166.18	\$546.33
Total Monthly Expenses	\$1,087.66	\$1,622.95	\$1,229.02	\$1,365.78	\$1,524.00	\$1,179.61	\$1,320.68	\$1,307.43	\$1,230.81	\$1,272.15	\$1,209.26	\$1,300.85	\$15,650.20
Monthly NOI	\$5,213.39	\$5,381.41	\$4,327.96	\$5,906.73	\$5,759.55	\$6,446.07	\$6,525.24	\$7,384.14	\$6,177.83	\$5,673.92	\$8,370.31	\$5,810.45	\$72,977.00
	Under Construction	Under Construction	Under Construction	Under Construction	Under Construction	7 month average 2020	\$6,626.85 per month x 12 months	= \$79,522.2	@ %5.75 Cap \$1,382,995	@ %6 Cap \$1,325,370			
						Stabilized @ 95%+		* Note Jan 2021	Income \$9,037.19				
	* NOTE * Jan 2021 Income	was \$9,037.19	- Average Monthly expenses \$1,250	= \$7,787.19	8 Month Average \$62,297.52	= \$6,771.89 per month x 12 months	= \$81,262.73	@ %5.75 Cap \$1,413,264.78	@ %6 Cap \$1,354,378.83			Sell Price Of \$1,350,000	