

515 5th St SE								
	PRO FORMA with market rents	CURRENT ESTIMATED (w/Vacancy leased)	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019		
INCOME								

RENTS RECEIVED	167,400.00	139,320.00	109,515.00	113,978.00	123,226.00	104,014.00		
EXPENSES								

AUTO AND TRAVEL	426.00	426.00	426.00	0.00	109.00	742.00		
CLEANING AND MAINTENANCE	114.00	114.00	114.00	1,211.00	1,619.00	996.00		
INSURANCE	17,413.00	17,413.00	17,413.00	11,959.00	5,400.00	3,476.00		
LEGAL AND OTHER PROFESSIONAL FEES	1,393.00	1,393.00	1,393.00	522.00	174.00	2,283.00		
REPAIRS	8,996.00	8,996.00	8,996.00	5,423.00	8,383.00	8,053.00		
SUPPLIES	2,887.00	2,887.00	2,887.00	215.00	1,342.00	1,107.00		
TAXES	27,266.00	27,266.00	27,266.00	25,259.00	25,890.00	25,908.00		
UTILITIES	16,885.00	16,885.00	16,885.00	19,360.00	16,356.00	14,971.00		
OTHER	605.00	605.00	605.00	600.00	373.00	3,435.00		
SUBTOTAL	75,985.00	75,985.00	75,985.00	64,549.00	59,646.00	60,971.00		
TOTAL EXPENSES	75,985.00	75,985.00	75,985.00	64,549.00	59,646.00	60,971.00		
INCOME OR (LOSS)	91,415.00	63,335.00	33,530.00	49,429.00	63,580.00	43,043.00		
OPPORTUNITIES:								
* Tenants pay for Electric & Phone/Internet. Landlord pays for all other building expenses\								
* Rents being increased as tenant leases come due to increase NOI								