

1821 N. Hermitage - Income Statements

<u>Rental Income</u>	<u>YTD 2017 (6/30)</u>	<u>CY 2016</u>	<u>CY 2015</u>	<u>Notes</u>
1E	\$10,350	\$20,900	\$18,615	
1W	\$9,690	\$19,260	\$19,140	
2E	\$10,066	\$15,630	\$20,460	
2W	\$10,290	\$20,490	\$16,080	
3E	\$10,800	\$21,600	\$20,850	
3W	<u>\$10,650</u>	<u>\$21,300</u>	<u>\$20,570</u>	
<i>Total Rents</i>	<i>\$61,846</i>	<i>\$119,180</i>	<i>\$115,715</i>	
 <u>Expenses</u>				
Repairs	\$4,520	\$1,066	\$6,825	2017: unit 3W - new W/D , Bldg - Fascia repair. 2015: 4 new water heaters & 1 furnace.
Maintenance	\$826	\$1,293	\$1,514	Snow removal & lawn mowing service. No contract.
New rental expenses	\$3,311	\$3,412	\$3,920	2017: unit 3E - Leasing commission, Painting, Cleaning, new locks.
Supplies	\$43	\$135	\$93	
Alarm monitoring	\$1,158	\$2,156	\$2,393	ADT monitoring fees.
Trash removal	\$1,120	\$2,098	\$1,766	Lakeshore recycling service.
Electric	\$156	\$350	\$450	
Gas	\$0	\$49	\$67	
Water	\$669	\$1,536	\$968	
Insurance	\$1,625	\$3,393	\$3,579	
Taxes	<u>\$24,175</u>	<u>\$22,371</u>	<u>\$20,753</u>	2016 Full Year taxes.
	\$37,603	\$37,859	\$42,327	
 <i>Operating Income</i>	 <i>\$24,243</i>	 <i>\$81,321</i>	 <i>\$73,388</i>	

<u>Rent Roll</u>	<u>Unit</u>	<u>Rent</u>	<u>Start</u>	<u>End</u>
as of 7/1/17	1E	\$1,725	9/1/2016	8/31/2018
	1W	\$1,615	6/1/2014	8/31/2017
	2E	\$1,700	8/15/2016	4/15/2018
	2W	\$1,715	6/15/2015	7/31/2018
	3E	\$1,900	7/1/2017	6/30/2018
	3W	<u>\$1,775</u>	5/1/2015	4/30/2018
		\$10,430		
	Annualized	\$125,160		