

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

Property Profile Form		<b>860 SE Bayshore Drive</b>			
6/4/2021		Actual Rents			
<u>Description</u>	<u>Size</u>	<u>Rent/SF/Year</u>	<u>Gross Rent/M</u>	<u>Gross Rent/Year</u>	
Units	3	4,429	\$ 13.20	\$ 4,873	\$ 58,477
<b>TOTALS</b>		<b>4,429</b>	<b>\$ 13.20</b>	<b>\$ 4,873</b>	<b>\$ 58,477</b>
<u>ITEM</u>		<u>EXPENSES</u>	<u>INCOME</u>		
<b>Scheduled Gross Income</b>				\$ 58,477	
-Vacancy	0.00%		\$ -		
<b>=Adjusted Gross Income</b>				\$ 58,477	
+Other Income				\$ 1,200	
<b>=Gross Operating Income</b>				<b>\$ 59,677</b>	
<b>Operating Expenses:</b>			<b>\$ 8,084</b>	14%	
Real Estate Taxes	\$ 4,934				
Personal Property Taxes	\$ -				
Property Insurance	\$ 2,690				
Personnel Payroll	\$ -				
Off-site Management	\$ -				
Taxes/Workers comp.	\$ -				
Repairs & Maintenance	\$ 460				
<b>Administrative Expenses:</b>			<b>\$ 3,828</b>	0	
Accounting & Legal	\$ 3,828				
Leasing Commissions	\$ -				
Advertising	\$ -				
Licenses & Permits	\$ -				
Other Professional Fees/HOA	\$ -				
Miscellaneous:	\$ -				
<b>Utilities:</b>			<b>\$ 6,109</b>	10%	
Water	\$ -				
Sewer	\$ -				
Garbage	\$ -				
<b>Sewer/G:</b> (City of Oak Harbor)	\$ 4,103				
Electricity	\$ 1,631				
Gas	\$ 375				
Other	\$ -				
<b>Miscellaneous:</b>			<b>\$ 2,035</b>	3%	
Supplies	\$ -				
Cleaning	\$ -				
Grounds	\$ -				
Other	\$ 2,035				
<b>TOTAL EXPENSES:</b>			<b>\$ 20,056</b>	34%	
<b>NET OPERATING INCOME:</b>				<b>\$ 39,621</b>	

The information herein, while from sources deemed reliable, should be verified by any prospect's independent tax and/or legal counsel. Subject to prior sale, changes without notice, and withdrawal. By: Peter T. Rivera.