

**OWNER PROVIDED**  
**Income and Expense Statement**

Period = Nov 2018-Oct 2019

Book = Cash ; Tree = ysi\_is

FNRP Holdings Five LLC (ashurstm)

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**INCOM**

**RENTAL INCOME**

Potential Rent	134,900.00
Rent	105,405.85
Prepaid Rent	5,174.78
<b>TOTAL INCOME</b>	<b>110,580.63</b>

**EXPENSES**

**RECOVERABLE OPERATING EXPENSES**

Repairs & Maintenance -General	2,489.09
Materials & Supplies	1,448.60
Janitorial	4,009.11
Painting	2,130.00
HVAC Contract	980.00
Landscaping Contract	4,053.75
Snow Removal	6,286.00
Management	3,317.42
Insurance	4,517.95
Property Tax	21,440.83
Electricity	11,876.24
Gas	2,075.77
Water and Sewer	1,686.90
Heating Oil	7,648.85
Trash Disposal	2,617.68
<b>TOTAL EXPENSES</b>	<b>76,578.19</b>

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**NET INCOME** **34,002.44**

**POTENTIAL NET INCOME** **58,321.81**

# OWNER PROVIDED Rent Roll

FNRP Holdings Five LLC (ashurstm)

As of Date: 11/11/2019

Property: FNRP Holdings Five LLC - ashurstm

Unit	Tenant Name	Lease To	Sqft	Base Rent	Rent/Sqft	Deposit
103	SolutionsFor U, LLC	10/14/2020	442.00	736.00	1.67	1,104.00
107	Rob Williams	12/31/2019	926.00	1,498.18	1.62	0.00
108	Jean Horchuck	4/30/2020	224.00	500.00	2.23	0.00
115	Avi Luzon	9/30/2021	1,416.00	1,236.00	0.87	0.00
201	Michael St. Amour	7/14/2024	666.00	667.00	1.00	667.00
206	Underground Funk Records	6/30/2020	195.00	310.00	1.59	500.00
208	JOHANNA LATKOVICH	10/14/2021	200.00	325.00	1.63	325.00
209	Ann Suabedissen	9/30/2022	275.00	390.00	1.42	0.00
212	Darlan Kennedy	10/31/2020	280.00	375.00	1.34	375.00
214	Roto-Rooter Services Company	5/31/2020	175.00	350.00	2.00	350.00
221	VACANT		312.00	0.00	0.00	0.00
222	Mt, Holly Taxl, LLC	6/30/2024	306.00	450.00	1.47	450.00
301	VACANT		238.00	0.00	0.00	0.00
302	Abld Health Solutions	9/30/2020	224.00	350.00	1.56	0.00
303	VACANT		234.00	0.00	0.00	0.00
304	VACANT		195.00	0.00	0.00	0.00
306	Magulre & West Insurance	3/31/2020	324.00	300.00	0.93	0.00
309	Lordican Home Care, LLC	6/30/2022	136.00	257.50	1.89	375.00
310	VACANT		157.00	0.00	0.00	0.00
311	Kristln McCandles	1/31/2020	163.00	700.00	4.29	450.00
313	VACANT		80.00	0.00	0.00	0.00

## Summary

	Total Units	%	Total Area	%	Total Base	Total Rent/Area	Total Deposit
Occupied	15	71.43%	5,952.00	83.04%	8,444.68	1.42	4,596.00
Vacant	6	28.57%	1,216.00	16.96%	0.00	0.00	0.00
Totals	21		7,168.00		8,444.68	1.18	4,596.00