

FAIR Housing, LLC
Profit and Loss
 January - December 2019

	<u>Total</u>
Income	
405 Rent	8,450.00
406 Pet Rent	240.00
Total 405 Rent	\$8,690.00
Total Income	\$8,690.00
Gross Profit	\$8,690.00
Expenses	
200 Commissions Paid	745.00
510 Interest Expense	585.65
525 Repairs and Maintenance	79.00
530 Taxes - Property	1,316.00
560 Utilities	929.39
562 Garbage and Recycling	75.52
Total 560 Utilities	\$1,004.91
710 Outside Services	640.00
Total Expenses	\$4,370.56
Net Operating Income	\$4,319.44
Net Income	\$4,319.44

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FAIR Housing, LLC
Profit and Loss
 January - December 2022

	<u>Total</u>
Income	
405 Rent	11,556.00
406 Pet Rent	480.00
Total 405 Rent	\$12,036.00
725 Housing Hub Tenant Admin Fee	0.00
730 Trash	0.00
Total Income	\$12,036.00
Gross Profit	\$12,036.00
Expenses	
200 Commissions Paid	1,788.00
222 Total Rehab labor	2,240.00
Total 222 Total Rehab	\$2,240.00
510 Interest Expense	4,379.50
512 Lease Renewal Fee	125.00
513 Eviction fees	150.00
530 Taxes - Property	4,222.00
560 Utilities	
562 Garbage and Recycling	1,702.60
563 Water	520.70
Total 560 Utilities	\$2,223.30
581 Legal Expenses	800.00
605 Work Order Maint. - Labor	900.00
606 Work Order Maint. - Material	112.80
609 Snow Services	800.00
735 Demo Dumpster	800.00
736 Fire Inspections	75.00
740 Roof Repairs and Maint.	1,100.00
Total Expenses	\$19,715.60
Net Operating Income	-\$7,679.60
Net Income	-\$7,679.60

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	2019	2022
Total annual Income	\$19,827.20	\$12,036.00
annaul op exp	\$6,807.80	\$13,225.10
currenet net op income (NOI)	\$13,019.40	-\$1,189.10
CPI	250.016	285.008
% annual increase in CPI		13.95%
fair net annual op income		\$14,835.61
fair net annual op income - current net op income		\$16,024.71
allowable rent increase unit/month		\$445.13
NOI = Income - Op Exp		# of Units
Pull up a cash flow from AF for the property to use ase reference for rows 2 & 4. Only cells highlighted tan need to be edited.		3