

INCOME & EXPENSE STATEMENT 2019

Property Name: Paradise Plaza Retail Center
 Property Address: 16428 N 32nd Street, Phoenix AZ

INCOME REPORT	JANUARY	FEBUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
Scheduled Rental Income	\$15,666.14	\$15,666.14	\$15,666.14	\$15,666.14	\$15,666.14	\$15,666.14	\$15,666.14	\$15,666.14	\$15,666.14	\$15,666.14	\$15,666.14	\$15,666.14	\$187,993.68
Less: Vacancy and Credit Loss	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
EFFECT. RENTAL INCOME	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 187,993.68
Add Inc. (credits/fees/TI)													\$ -
GROSS OPERATING INCOME	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 15,666.14	\$ 187,993.68
EXPENSE REPORT													
SALES TAX -Tempe 1.5% State .5%	\$ 313.32	\$ 313.32	\$ 313.32	\$ 313.32	\$ 313.32	\$ 313.32	\$ 313.32	\$ 313.32	\$ 313.32	\$ 313.32	\$ 313.32	\$ 313.32	\$ 3,759.87
Landscaping/Cleaning	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 1,800.00
APS - Common Area	\$ 227.00	\$ 227.00	\$ 227.00	\$ 170.31	\$ 124.90	\$ 207.97	\$ 225.08	\$ 317.77	\$ 389.29	\$ 352.00	\$ 142.26	\$ 117.92	\$ 2,728.50
Property Insurance	\$ 307.75	\$ 307.75	\$ 307.75	\$ 307.75	\$ 307.75	\$ 307.75	\$ 307.75	\$ 307.75	\$ 307.75	\$ 307.75	\$ 307.75	\$ 307.75	\$ 3,693.00
Management @ 3%	\$ 469.98	\$ 469.98	\$ 469.98	\$ 469.98	\$ 469.98	\$ 469.98	\$ 469.98	\$ 469.98	\$ 469.98	\$ 469.98	\$ 469.98	\$ 469.98	\$ 5,639.81
Real Estate Tax				\$ 12,088.78						\$ 12,088.78			\$ 24,177.56
Waste Management	\$ 208.47	\$ 208.47	\$ 208.47	\$ 239.53	\$ 239.53	\$ 239.53	\$ 249.59	\$ 249.59	\$ 249.59	\$ 249.59	\$ 370.67	\$ 305.96	\$ 3,018.99
Phoenix - Water, Sewer	\$ 163.00	\$ 207.89	\$ 166.63	\$ 163.21	\$ 163.00	\$ 134.74	\$ 167.70	\$ 181.63	\$ 127.06	\$ 139.03	\$ 192.99	\$ 148.13	\$ 1,955.01
OPERATING EXPENSES	\$ 1,839.53	\$ 1,884.42	\$ 1,843.16	\$ 13,902.89	\$ 1,768.49	\$ 1,823.30	\$ 1,883.43	\$ 1,990.05	\$ 2,007.00	\$ 14,070.46	\$ 1,946.98	\$ 1,813.07	\$ 46,772.74
NET OPERATING INCOME	\$ 13,826.61	\$ 13,781.72	\$ 13,822.98	\$ 1,763.25	\$ 13,897.65	\$ 13,842.84	\$ 13,782.71	\$ 13,676.09	\$ 13,659.14	\$ 1,595.68	\$ 13,719.16	\$ 13,853.07	\$ 141,220.94