

			2017 EAST ELM STREET											
		TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME														
RENT	55,914	\$ 3,835.76	\$ 3,700.00	\$ 4,631.00	\$ 3,870.00	\$ 5,789.00	\$ 5,308.50	\$ 5,022.50	\$ 5,007.50	\$ 4,402.00	\$ 4,590.00	\$ 5,145.51	\$ 4,612.50	
LAUNDRY	710			\$ 230.00			\$ 220.00						\$ 260.00	
LATE FEE	0													
TOTAL INCOME	56,624	\$ 3,835.76	\$ 3,700.00	\$ 4,861.00	\$ 3,870.00	\$ 5,789.00	\$ 5,528.50	\$ 5,022.50	\$ 5,007.50	\$ 4,402.00	\$ 4,590.00	\$ 5,145.51	\$ 4,872.50	
EXPENSES	0													
INTEREST	10,636	\$ 917.29	\$ 911.73	\$ 906.15	\$ 900.55	\$ 894.93	\$ 889.28	\$ 883.62	\$ 877.93	\$ 872.22	\$ 866.48	\$ 860.72	\$ 854.94	
LOAN POINTS-5YR LOAN	665													
INSURANCE-FROM 1098	3,187													
PROPERTY TAX-FROM 10	9,735													
MANAGEMENT	8,674	\$ 562.68	\$ 255.00	\$ 1,134.82	\$ 267.75	\$ 1,739.05	\$ 375.64	\$ 354.19	\$ 353.06	\$ 307.69	\$ 923.00	\$ 2,070.04	\$ 330.94	
ELECTRIC	497	\$ 171.85	\$ 88.17	\$ 67.42	\$ 21.33	\$ 39.32	\$ 6.81	\$ 20.99	\$ 19.70	\$ 26.25	\$ 35.32	\$ -		
REFUSE	1,622	\$ 133.82	\$ 134.07	\$ 134.07	\$ 133.73	\$ 134.32	\$ 141.68	\$ 133.22	\$ 133.56	\$ 134.32	\$ 135.90	\$ 135.98	137.04	
WATER	243	\$ 33.15	\$ 33.15	\$ 11.05	\$ 11.05	\$ 22.10	\$ 22.10	\$ 22.10	\$ 44.20	\$ 11.05	\$ 11.05	\$ 11.05	\$ 11.05	
GAS	619	\$ 294.69	\$ 163.96	\$ 33.68	\$ 31.11	\$ -	\$ -	\$ -	\$ -	\$ 32.65	\$ 62.46	\$ -		
REPAIRS & MAINTENANCE-SEE DETAIL														
MOWING	0													
LANDSCAPING	1,310													
CLEANING	94													
SNOW REMOVAL	90													
ROOF MAINTENANCE	988													
FIRE EXTINGUISHER MAINT	272													
ELECTRICAL MAINTENANCE	281													
FLOORING MAINTENANCE	2,192													
KITCHEN MAINTENANCE	543													
BATHROOM MAINTENANCE	1,550													
LOCK+DOOR MAINTENANCE	56													
WINDOW MAINTENANCE	1,438													
WALL MAINTENANCE	0													
PAINTING	0													
MISC MATERIALS/MAINT	75													
TURNOVER	1,616													
PEST CONTROL	63													
HVAC MAINTENANCE	26													
PERMITS & FEES	0													
TOTAL REPAIRS	10,595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
OTHER EXPENSES	0													
TOTAL EXPENSES	46,473	\$ 2,113.48	\$ 1,586.08	\$ 2,287.19	\$ 1,365.52	\$ 2,829.72	\$ 1,435.51	\$ 1,414.12	\$ 1,428.45	\$ 1,384.18	\$ 2,034.21	\$ 3,077.79	\$ 1,333.97	
NET INCOME	10,152	\$ 1,722.28	\$ 2,113.92	\$ 2,573.81	\$ 2,504.48	\$ 2,959.28	\$ 4,092.99	\$ 3,608.38	\$ 3,579.05	\$ 3,017.82	\$ 2,555.79	\$ 2,067.72	\$ 3,538.53	
DEPRECIATION-DETAIL ON	17,117	detail on proseries tax program												
TAXABLE INCOME	-6,965													
PRINCIPAL	17,217	1403.76	1409.32	1414.9	1420.5	1426.12	1431.77	1437.43	1443.12	1448.83	1454.57	1460.33	1466.11	
ESCROW	12,807	1067.28	1067.28	1067.28	1067.28	1067.28	1067.28	1067.28	1067.28	1067.28	1067.28	1067.28	1067.28	
CAPITAL TRANSACTIONS-SEE DETAIL														
PORCH	0													
TOTAL CAPITAL TRANSACTIONS	0													
NET CASH FLOW	-19,873	\$ (748.76)	\$ (362.68)	\$ 91.63	\$ 16.70	\$ 465.88	\$ 1,593.94	\$ 1,103.67	\$ 1,068.65	\$ 501.71	\$ 33.94	\$ (459.89)	\$ 1,005.14	
SECURITY DEPOSITS INFO:														
SECURITY DEPOSITS-IN	5,045	305		810		1435					650	1845		
SECURITY DEPOSIT-OUT	-2,565				-640								-1925	
LIABILITY	2,480	\$ 305.00	\$ -	\$ 810.00	\$ (640.00)	\$ 1,435.00	\$ -	\$ -	\$ -	\$ -	\$ 650.00	\$ 1,845.00	\$ (1,925.00)	

REPAIRS EXPENSE BREAKDOWN + TOTALS

	TOTAL	COMMON	APT1	APT2	APT 3	APT 4	APT5	APT 6	APT7	APT 8
REPAIRS & MAINT	\$ -									
MOWING	\$ -									
LANDSCAPING	\$ 1,310.00	\$ 1,310.00								
CLEANING	\$ 94.38	\$ 94.38								
SNOW REMOVAL	\$ 90.00	\$ 90.00								
ROOF MAINTENANCE	\$ 988.37	\$ 988.37								
FIRE EXTINGUISHER MAINT	\$ 271.56	\$ 218.57			\$ 52.99					
ELECTRICAL MAINTENANCE	\$ 280.72	\$ 139.24	\$ 8.75			\$ 46.57			\$ 26.16	\$ 60.00
FLOORING MAINTENANCE+LAI	\$ 2,192.04		\$ 1,028.07				\$ 1,163.97			
KITCHEN MAINTENANCE	\$ 542.61		\$ 119.00		\$ 153.05		\$ 65.00	\$ 95.56		\$ 110.00
BATHROOM MAINTENANCE	\$ 1,549.87	\$ 162.29	\$ 869.65				\$ 517.93			
LOCK+DOOR MAINTENANCE	\$ 56.34				\$ 56.34					
WINDOW MAINTENANCE	\$ 1,438.00	\$ 1,438.00								
WALL MAINTENANCE	\$ -									
PAINTING	\$ -									
MISC MATERIALS/MAINT	\$ 75.17			\$ 28.35			\$ 46.82			
TURNOVER	\$ 1,616.47		\$ 676.47			\$ 75.00	\$ 335.00		\$ 75.00	\$ 455.00
PEST CONTROL	\$ 63.45	\$ 63.45								
HVAC MAINTENANCE	\$ 26.48									\$ 26.48
PERMITS & FEES	\$ -									
TOTAL EXPENSES	\$ 10,595.46	\$ 4,504.30	\$ 2,701.94	\$ 28.35	\$ 262.38	\$ 121.57	\$ 2,128.72	\$ 95.56	\$ 101.16	\$ 651.48
CAPITAL TRANSACTIONS:										
APPLIANCES 5 YRS	\$ -									
PORCH REMODEL 27.5 YRS	\$ -									
ROOF 27.5 YRS	\$ -									
LABOR 27.5 YRS	\$ -									
APT 8 REMODEL 27.5 YRS (KIT/	\$ -									
TOTAL CAPITAL TRANSACTION:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 10,595.46	\$ 4,504.30	\$ 28.35				\$ 2,128.72		\$ 101.16	\$ 651.48

DEPRECIATION ON ASSETS PRIOR TO 2016 \$ 17,117

DEPRECIATION ON CURRENT YR ASSETS

TOTAL DEPRECIATION \$ 17,117

27.5 YRS TOTAL: \$ -

REPAIRS EXPENSE BREAKDOWN + TOTALS

RECONCILING	
MAINTENANCE SHEET	
TOTAL SUPPLIES ETC	\$ 8,810.46
LABOR	<u>\$ 1,785.00</u>
TOTAL	<u><u>\$ 10,595.46</u></u>
RENOVATION ON DETAIL SHEET	
	<u>\$ 10,595.46</u>
	<u><u>\$ -</u></u>

EAST ELM STREET OH

PURCHASED: 11/9/2012

GROSS PURCHASE PRICE	\$ 373,000
SETTLEMENT CHARGES	\$ 14,064
TOTAL BASIS	\$ 387,064
LESS LAND	\$ (40,000)
DEPRECIABLE BASIS	<u>\$ 347,064</u>

SETTLEMENT STATEMENT CHARGES:

CONVEYANCE FEE	\$ 746
APPRAISAL FEE	\$ 600
CREDIT REPORT	\$ 27
FLOOD CERTIFICATION	\$ 15
TITLE INSURANCE	\$ 420
RECORDING CHARGES	\$ 160
TRANSFER TAXES	\$ 747
SURVEY	\$ 160
REALTORS FEES	\$ 11,190

TOTAL SETTLEMENT CHARGES	<u>\$ 14,064</u>
--------------------------	------------------

IMPROVEMENTS-2012	<u>\$ -</u>
-------------------	-------------

NOTE: RECEIVED \$2495 OF SECURITY DEPOSITS FROM FORMER OWNER

WASHER/DRYER PURCHASE 2012	<u>\$ 2,370</u>
DEPRECIATE OVER 5 YRS	

UNADJUSTED BASIS (WITHOUT LAND)	
PURCHASE	\$ 347,064

UNADJUSTED BASIS (WITHOUT LAND)	<u>\$ 347,064</u>
---------------------------------	-------------------

DE MINIMUS	<u>\$ 6,941.28</u>
------------	--------------------