

## 1426 W 224th ST, TORRANCE

### INCOME AND EXPENSES

2019 Income based on July scheduled rents and projected laundry income

2019 Expenses based on 5 months expenses and projections

#### Projected Annualized Expenses for 2019

##### INCOME

Rents	\$	291,552	(from RR)
Laundry Income	\$	8,914	

**GROSS INCOME** \$ 300,466

##### EXPENSES

Taxes	\$	58,000	new taxes
Insurance	\$	7,312	
Utilities			
Gas	\$	9,643	
Electric	\$	1,243	
Water	\$	26,779	
Total Utilities (subtotal)			\$ 37,666

Gardening	\$	2,200
Resident Manager	\$	12,838
Professional Manager	\$	11,400

##### Repairs

Plumbing  
Painting  
Electrical  
Carpentry  
(subtotals)

Supplies	\$	1,145
Cleaning	\$	8,960
Pest Control	\$	115
Legal and Accounting	\$	346
Sweeping	\$	1,696

**TOTAL EXPENSES** \$ 141,677

**NET OPERATING INCOME** \$ 158,788

**Lida Sandera**

**Vista Sotheby's International Realty**

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