

## OPERATING STATEMENT

For the 12 Months Ending December 31, 2016  
2607 Rockefeller Lane, Redondo Beach

	Current Actual	Ratio %	YTD Actual	Ratio %
OPENING BANK BALANCE	244.49	4.0%	(2,065.67)	-2.8%
<b>INCOME</b>				
Rental Income	6,056.00	99.2%	72,228.30	98.9%
Laundry Commission	46.25	.8%	797.80	1.1%
Plumbing Reimbursement	0.00		45.00	.1%
<b>TOTAL INCOME</b>	<b>6,102.25</b>	<b>100.0%</b>	<b>73,071.10</b>	<b>100.0%</b>
<b>EXPENSES</b>				
Paint & Patch	0.00		570.00	.8%
Management Fees	423.31	6.9%	5,074.47	6.9%
Electric	39.99	.7%	475.29	.7%
Gas	0.00		255.79	.4%
Water	136.26	2.2%	1,715.68	2.4%
Refuse	95.51	1.6%	1,145.82	1.6%
Gardening/Tree Trim	45.00	.7%	620.00	.9%
Plumbing repairs	135.00	2.2%	2,785.00	3.8%
Heating	0.00		75.00	.1%
Tile & regROUT	0.00		470.00	.6%
Misc. Interior Repairs	0.00		415.00	.6%
Windows/Screens	0.00		374.26	.5%
Carpeting	0.00		245.00	.3%
Fire Equipment	0.00		35.00	.1%
Business license	0.00		45.00	.1%
Fire Insurance	0.00		3,133.00	4.3%
1099 Preparation	0.00		125.00	.2%
<b>TOTAL EXPENSES</b>	<b>875.07</b>	<b>14.3%</b>	<b>17,559.31</b>	<b>24.0%</b>
<b>DEBT SERVICE</b>				
NET OPERATING INCOME <LOSS>	5,227.18		55,511.79	
<b>OWNER'S CAPITAL</b>				
Owners Draws	5,235.66		53,261.11	
<b>TOTAL OWNER'S CAPITAL</b>	<b>5,235.66</b>		<b>53,261.11</b>	
<b>CASH FLOW</b>				
INCREASE/<DECREASE> IN CASH	(59.48)		2,250.68	
BANK BALANCE, as at Statement Date	185.01		185.01	
<b>CONFIRMATION OF CASH BALANCES:</b>				
Due To/From first	185.01		185.01	
<b>ACTUAL CASH BALANCES</b>	<b>185.01</b>		<b>185.01</b>	

Building: 2607 Rockefeller Lane, Redondo Beach

### Master Rent Roll

By Floor/Unit  
As of: 31-Dec-16

12-Jan-2017

Page 1

Unit	Tenant Name	Unit Type	Expected Rent	Ytd Days	Move In Date	Lease Expiry	Last Increase	Deposits	Monthly Rent	Other Chg.	Balance Due
1	Lawson, Brandon Earl & Molly	2 BR 1B	\$1,325.00		01-Nov-2013	31-Oct-2014	01-Nov-2013	\$1,425.00	\$1,325.00	\$0.00	
2	Price, Debby Tennard	2 BR 1B	\$1,175.00		10-May-2012	09-May-2013	01-Jan-2015	\$1,325.00	\$1,175.00	\$0.00	
3	Mok, Chong Yong	2 BR 1B	\$1,140.00		15-Sep-2002	14-Sep-2003	01-Nov-2014	\$1,150.00	\$1,140.00	\$0.00	
4	Sheafter, Patti Michelle	2 BR 1B	\$1,140.00		12-Aug-2000	11-Aug-2001	01-Nov-2014	\$995.00	\$1,140.00	\$0.00	
Front	Chandiramani, Norma Laura	2 BR 1B	\$1,230.00		03-Aug-1996	02-Aug-1997	01-Mar-2016	\$950.00	\$1,230.00	\$0.00	
garage	Price, Debby	garage	\$50.00		01-Jan-2015	31-Dec-2015	01-Jan-2015		\$50.00	\$0.00	
**** Totals for Building: 2607 Rockefeller Lane, Redondo Beach								\$5,845.00	\$6,060.00	\$0.00	
			\$6,060.00								
	Rent Residential		\$6,060.00	\$0.00					\$0.00		
	** Total Charges		\$6,060.00	\$0.00					\$0.00		

Annual Rate    Monthly Rate    Area Leased    Vacant    Total    Rentable    Variance

\$6,060.00    \$0.00    0    0    0