

Income and Expenses - 5267 Ocean Blvd. Long Beach, CA 90803 Units 1-4					
Income	Furnished?	Avg Rent	Total rent	Lease Term	Tenant, Airbnb & Past guest
Unit 1	Yes	\$7850, Avg	\$94,188.88	Short term rental	Both
Unit 2	Yes	\$3254, Avg	\$39,052.82	Mid term rental 30 days or more.	Both
Unit 3	Yes	\$3591, Avg	\$43,087.52	Mid term rental 30 days or more.	Both
Unit 4	Yes	\$5991, Avg	\$71,893.66	Mid term rental 30 days or more.	Both
Garage Income			\$2,950		
Venue Income			\$1200,00		
Total Income		\$20,686 Avg	\$252,823.88		

Expenses:	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May2024	June 2024	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Annual total
Electric	\$115.84	\$114.82	\$166.44	\$114.28	\$185.62	\$229.22	\$197.23	\$164.42	\$168.13	\$149.16	\$172.15	\$196.40	\$1,973.71
Gas	\$158.52	\$144.12	\$139.32	\$139.32	\$153.72	\$144.12	\$127.64	\$125.12	\$138.08	\$136.92	0	\$307.48	\$1,714.36
Water/Trash	\$91.26	\$90.54	\$94.17	\$83.58	\$108.97	\$106.79	\$115.71	\$91.16	\$94.61	\$99.66	0	\$197.96	\$1,274.41
Property taxes	\$2,410.00	\$2,410.00	\$2,410.00	\$2,410.00	\$2,410.00	\$2,410.00	\$2,410.00	\$2,410.00	\$2,410.00	\$2,410.00	\$2,410.00	\$2,410.00	\$28,920.00
PM, Cleans & Landscape	\$788.00	\$376.00	\$808.00	\$520.00	\$768.00	\$650.00	\$928.00	\$745.00	\$582.00	\$310	\$875.00	\$695.00	\$8,045.00
Maintetnace	\$1,211.00	0	0	0	\$378	0	0	\$150.00	0	\$489	0	0	\$2,228.00
Expenses - HK brings supplies	\$392.00	\$64	\$94.00	\$209.00	\$88.00	\$112.00	\$87.00	\$64.00	\$82.00	\$34.00	\$176.00	\$210.00	\$1,612.00
Short term rental License	0	0	0	\$250.00	0	0	0	0	0	0	0	0	\$250.00
Wifi	\$39.00	\$39.00	\$39.00	\$39.00	\$39.00	\$39.00	\$39.00	\$39.00	\$39.00	\$39.00	\$39.00	\$39.00	\$468.00
Insurance	\$228.00	\$228.00	\$228.00	\$228.00	\$228.00	\$228.00	\$228.00	\$228.00	\$228.00	\$228.00	\$228.00	\$229.00	\$2,737.00
Total	\$5,433.62	\$3,466.48	\$3,978.93	\$3,993.18	\$4,359.31	\$3,919.13	\$4,132.58	\$4,016.70	\$3,741.82	\$3,855.74	\$3,900.15	\$4,284.84	\$49,222.48

Expenses for per Unit	Electric	Gas	Misc.	Year.
1	\$506.01	\$428.59		
2	\$467.96	\$428.59		
3 - Unit 3 & 4 Electric on one meter.	\$1,067.77	\$428.59		
4	0	\$428.59		
Gross Income	\$252,823.88			
Expenses	\$49,222.48			
Net Income	\$203,600.00			
Cap Rate of 5.62% w/A purchase price of \$3,549,900				
Proforma Cap Rate 8.35%				

Porforma Garage Income	\$12,000.00	For two 2 Car garages at \$500. per month per garage.
Porforma Laundry Income	\$4,320.00	For three units at \$120. per month.
Porforma 5% Rental Increase Per Year	\$12,434.00	
Porforma Venue Income	\$14,800.00	\$600. for 4 hours.
Proforma Gross Income w/Add on's	\$43,553.00	
Total Porforma for 1st year w/Add on's	\$296,377	

You can charge a flat monthly fee (\$60-120) for use of the W/D per unit. Based on the guest count. STR No fee.
Our current approach has been free laundry as a perk.
Or you can purchase coin operated machines & make even more money on the laundry.
Dog Stay Income is currently listed in some of the Income.
\$25. for a small dog & \$50. for a larger dog. Per night. * A Dog refundable security deposit is taken at time of reservation of \$150. per dog.
*Unit 2 is currently paying their own Gas & Electric w/a 6 month lease.