

Woodlawn Apartments

1630 W. Woodlawn - 4 units, 2 upstairs, 2 downstairs
Built in 1985 All 2 bedrooms, 1 bath
Approx. 796 sq. ft. per unit
Tenant pays electric
Water reimbursement \$42

1634 W. Woodlawn- 8 units, 4 upstairs, 4 downstairs
Built in 1986 1 bedroom, 1 bath
Approx. 484 sq. ft. per unit
Tenant pays electric
Water reimbursement \$28

1634 W. Woodlawn- House – built in 1940
3 bedrooms, 1 bath
1055 sq. ft.
Tenant pays electric
Water reimbursement \$55
Private parking space Renovated
2016/2017

12 parking spaces

Water reimbursement is based on actual and adjusted annually.

Some units have a fenced backyard.

Laundry facility, coin operated, building 99 sq. ft.

Woodlawn Apartments
 April 2021 Rent Roll

| <u>Tenant Name</u> | <u>Address</u> | <u>Rent</u> | <u>Water</u> | <u>Move In</u> | <u>Lease Expire</u> | <u>SAHA</u> |
|--------------------|---------------------------|-------------|--------------|----------------|---------------------|-------------|
| Tenant 1 | 1630 West Woodlawn Apt 1 | 750 | 42 | 4/1/2016 | 11/1/2023 | 681 |
| Tenant 2 | 1630 West Woodlawn Apt 2 | 750 | 42 | 6/1/2020 | 5/31/2021 | |
| Tenant 3 | 1630 West Woodlawn Apt 3 | 750 | 42 | 8/27/2019 | 8/31/2021 | |
| Tenant 4 | 1630 West Woodlawn Apt 4 | 750 | 42 | 1/14/2020 | 1/31/2022 | |
| Tenant 5 | 1634 West Woodlawn Apt 2 | 625 | 28 | 9/1/2020 | 9/30/2021 | |
| Tenant 6 | 1634 West Woodlawn Apt 3 | 635 | 28 | 4/1/2015 | 9/30/2021 | |
| Tenant 7 | 1634 West Woodlawn Apt 4 | 650 | 28 | 7/19/2019 | 8/1/2023 | 465 |
| Tenant 8 | 1634 West Woodlawn Apt 5 | 650 | 28 | 7/19/2019 | 8/1/2021 | 457 |
| Tenant 9 | 1634 West Woodlawn Apt 6 | 625 | 28 | 1/8/2021 | 12/31/2021 | |
| Tenant 10 | 1634 West Woodlawn Apt 7 | 635 | 28 | 3/7/2017 | 8/1/2021 | 382 |
| Tenant 11 | 1634 West Woodlawn Apt 8 | 625 | 28 | 4/1/2008 | 4/1/2022 | 502 |
| Tenant 12 | 1634 West Woodlawn Apt 9 | 625 | 28 | 8/7/2009 | 9/1/2023 | 474 |
| Tenant 13 | 1634 West Woodlawn Unit 1 | 925 | 55 | 9/15/2016 | 5/1/2021 | 652 |
| | | | | | | |
| | | | | | | |
| | | \$ 8,995 | \$ 447 | | | \$ 3,613 |

Gilby Rental Properties

Profit and Loss

January - December 2020

| | WOODLAWN | | TOTAL | |
|--|---------------------|---------------------|---------------------|---------------------|
| | JAN - DEC 2020 | JAN - DEC 2019 (PY) | JAN - DEC 2020 | JAN - DEC 2019 (PY) |
| Income | | | | |
| Rental Income | 102,596.72 | 101,596.01 | \$102,596.72 | \$101,596.01 |
| Total Income | \$102,596.72 | \$101,596.01 | \$102,596.72 | \$101,596.01 |
| GROSS PROFIT | \$102,596.72 | \$101,596.01 | \$102,596.72 | \$101,596.01 |
| Expenses | | | | |
| Bad Debts | 1,036.00 | 727.69 | \$1,036.00 | \$727.69 |
| Bank Service Charges | | 25.00 | \$0.00 | \$25.00 |
| Insurance Expense | 4,079.57 | 4,034.02 | \$4,079.57 | \$4,034.02 |
| Interest Expense | 3,469.38 | 4,357.57 | \$3,469.38 | \$4,357.57 |
| Miscellaneous Expense | 202.50 | 210.58 | \$202.50 | \$210.58 |
| Repairs and Maintenance | 21,299.08 | 27,668.34 | \$21,299.08 | \$27,668.34 |
| Taxes - Property | 13,535.21 | 12,814.35 | \$13,535.21 | \$12,814.35 |
| Utilities | 6,062.42 | 5,459.93 | \$6,062.42 | \$5,459.93 |
| Total Expenses | \$49,684.16 | \$55,297.48 | \$49,684.16 | \$55,297.48 |
| NET OPERATING INCOME | \$52,912.56 | \$46,298.53 | \$52,912.56 | \$46,298.53 |
| Other Income | | | | |
| Security Deposits Pending Trsf to Escrow | 0.00 | 0.00 | \$0.00 | \$0.00 |
| Total Other Income | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Other Expenses | | | | |
| Depreciation | 2,940.00 | 4,502.00 | \$2,940.00 | \$4,502.00 |
| Total Other Expenses | \$2,940.00 | \$4,502.00 | \$2,940.00 | \$4,502.00 |
| NET OTHER INCOME | \$ -2,940.00 | \$ -4,502.00 | \$ -2,940.00 | \$ -4,502.00 |
| NET INCOME | \$49,972.56 | \$41,796.53 | \$49,972.56 | \$41,796.53 |