

## **Belair Apartments (aka 2003 Silver Oaks)**

11303 Belair Drive- 4-plex, 1 story  
Built in 1986 827 sq. ft.  
2 bedrooms, 1 bath  
Tenant pays electric  
Water reimbursement \$48

11307 Belair Drive- 4-plex, 1 story  
Built in 1986 827 sq. ft.  
2 bedrooms, 1 bath  
Tenant pays electric  
Water reimbursement \$48

16 parking spaces

Water reimbursement is based on actual and adjusted once a year.

6 units have fenced in backyards

Individual laundry hookups

Public schools:

Larkspur Elementary (directly across the street)

Eisenhower Junior High

Churchill High School

Belair Apartments  
 April 2021 Rent Rolls

<u>Tenant Name</u>	<u>Address</u>	<u>Rent Amt</u>	<u>Water</u>	<u>Move In</u>	<u>Lease Exp.</u>	<u>SAHA</u>
Tenant 1	11303 Belair Dr Apt A	800	48	2/1/2021	1/31/2022	
Tenant 2	11303 Belair Dr Apt B	750	48	3/1/2021	2/28/2022	
Eviction in process	11303 Belair Dr Apt C	700	48	12/1/2014	6/30/2021	
Tenant 4	11303 Belair Dr Apt D	800	48	12/28/2020	1/31/2022	
VACANT (Move in May 20)	11307 Belair Dr Apt A	775	48			
Tenant 6	11307 Belair Dr Apt B	750	48	9/1/2020	9/30/2021	
Tenant 7	11307 Belair Dr Apt C	750	48	3/1/2019	4/30/2021	
Tenant 8	11307 Belair Dr Apt D	800	48	8/3/2020	8/31/2021	
		\$ 6,125	\$ 384			
			4,608			

# Gilby Rental Properties

## Profit and Loss

January - December 2020

	BELAIR		TOTAL	
	JAN - DEC 2020	JAN - DEC 2019 (PY)	JAN - DEC 2020	JAN - DEC 2019 (PY)
<b>Income</b>				
Rental Income	58,435.58	70,962.16	\$58,435.58	\$70,962.16
<b>Total Income</b>	<b>\$58,435.58</b>	<b>\$70,962.16</b>	<b>\$58,435.58</b>	<b>\$70,962.16</b>
<b>GROSS PROFIT</b>	<b>\$58,435.58</b>	<b>\$70,962.16</b>	<b>\$58,435.58</b>	<b>\$70,962.16</b>
<b>Expenses</b>				
Bad Debts		1,457.86	\$0.00	\$1,457.86
Bank Service Charges		31.00	\$0.00	\$31.00
Eviction Expense		501.00	\$0.00	\$501.00
Insurance Expense	2,671.47	2,151.44	\$2,671.47	\$2,151.44
Interest Expense	2,622.59	2,773.00	\$2,622.59	\$2,773.00
Miscellaneous Expense	264.91	197.05	\$264.91	\$197.05
Repairs and Maintenance	26,482.19	20,429.86	\$26,482.19	\$20,429.86
Taxes - Property	10,733.38	10,321.47	\$10,733.38	\$10,321.47
Utilities	3,955.20	1,306.95	\$3,955.20	\$1,306.95
<b>Total Expenses</b>	<b>\$46,729.74</b>	<b>\$39,169.63</b>	<b>\$46,729.74</b>	<b>\$39,169.63</b>
<b>NET OPERATING INCOME</b>	<b>\$11,705.84</b>	<b>\$31,792.53</b>	<b>\$11,705.84</b>	<b>\$31,792.53</b>
<b>Other Income</b>				
Late Fees Income		310.00	\$0.00	\$310.00
Security Deposits Pending Trsf to Escrow		0.00	\$0.00	\$0.00
<b>Total Other Income</b>	<b>\$0.00</b>	<b>\$310.00</b>	<b>\$0.00</b>	<b>\$310.00</b>
<b>Other Expenses</b>				
Depreciation	2,613.00	1,881.00	\$2,613.00	\$1,881.00
<b>Total Other Expenses</b>	<b>\$2,613.00</b>	<b>\$1,881.00</b>	<b>\$2,613.00</b>	<b>\$1,881.00</b>
<b>NET OTHER INCOME</b>	<b>\$ -2,613.00</b>	<b>\$ -1,571.00</b>	<b>\$ -2,613.00</b>	<b>\$ -1,571.00</b>
<b>NET INCOME</b>	<b>\$9,092.84</b>	<b>\$30,221.53</b>	<b>\$9,092.84</b>	<b>\$30,221.53</b>