Database: JQ9399900001 Report Id: MRI_12MINCS				li	nth Income ncome State operty Com	ement						Page: Date: Time:	1 8/6/2025 11:56 AM
Accrual Through Period March 2025													
	January	February	March	April	May	June	July	August	September	October	November	December	Tota
INCOME													
TENANT INCOME													
Base Rent	70,576.99	65,395.74	104,773.05										240,745.7
Vacancy	(32,124.99)	(26,624.99)	(26,624.99)										(85,374.97
CAM Reimbursements	4,764.69	4,764.69	4,764.69										14,294.07
Insurance Reimbursements	1,600.29	1,600.29	1,600.29										4,800.87
Tax Reimbursements	7,823.43	7,823.43	7,823.43										23,470.29
OEA / REA CAM Reimb.	9,350.33	16,949.20	11,819.00										38,118.53
OEA / REA Annual Fees	266.16	0.00	0.00										266.16
Ground Lease Rent	13,736.88	13,736.88	(27,473.76)										0.00
TOTAL TENANT INCOME	75,993.78	83,645.24	76,681.71									-	236,320.73
NVESTMENT/OTHER INCOME EARNED													
TOTAL INCOME	75,993.78	83,645.24	76,681.71									-	236,320.73
OPERATING EXPENSES													
CAM EXPENSES													
UTILITIES													
Elect Bldg Lights - Inline	543.87	581.42	555.95										1,681.24
Elect Bldg Lights - Outparcel	373.65	343.78	335.31										1,052.74
Elect Signage	0.00	13.30	0.00										13.30
Water Inline	0.00	244.04	118.84										362.88
Water Outparcel	0.00	0.00	887.31										887.3
TOTAL UTILITIES	917.52	1,182.54	1,897.41									-	3,997.4
BUILDING SERVICES													
Fire Sprinkler Sys/Panel Monitor Inline	0.00	760.00	0.00										760.0
Fire Sprink Sys/Panel Monitoring	0.00	760.00	0.00										760.0
Trash Dumpster I	269.59	269.59	318.30										857.4
Trash Dumpster II	708.61	708.61	659.90										2,077.1

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Accrual													
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REPAIRS AND MAINTENANCE													
Roof Repairs Phase - Inline	500.00	0.00	0.00										500.00
Roof Repairs Phase - Outparcel	0.00	500.00	0.00									-	500.00
TOTAL REPAIRS AND MAINTENANCE	500.00	500.00	0.00										1,000.00
PUBLIC AREA SERVICES													
Landscape Contract	2,043.77	674.57	(2,718.34)										0.00
Landscape Contract - Outparcel	0.00	1,403.98	3,798.70										5,202.68
Landscaping Supplies - Inline	847.89	0.00	0.00										847.89
Landscaping Supplies - Outparcel	0.00	433.00	0.00										433.00
Security	1,169.10	1,169.10	1,250.94									-	3,589.14
TOTAL PUBLIC AREA SERVICES	4,060.76	3,680.65	2,331.30										10,072.71
TOTAL CAM	6,456.48	7,861.39	5,206.91									-	19,524.78
GROSS LEASE EXPENSES													
OEA/REA EXPENSES													
OEA / REA Contract Sweeping	1,461.38	1,461.38	5,845.51										8,768.27
OEA / REA Electrical Repairs	2,782.03	0.00	0.00										2,782.03
OEA / REA Landscape - Contract	1,809.77	1,774.99	2,773.18										6,357.94
OEA / REA Landscape - Supplies	0.00	0.00	2,859.81										2,859.81
OEA / REA Parking Lot Repairs/Maint	0.00	24,356.25	0.00										24,356.25
OEA / REA Trash Removal	1,190.75	1,190.75	1,190.75										3,572.25
OEA / REA Water - Irrigation	36.18	1,086.10	103.56									-	1,225.84
TOTAL OEA/REA EXPENSES	7,280.11	29,869.47	12,772.81										49,922.39
NON CAM EXPENSES													
Outparcel Property Taxes	5,846.73	4,214.77	5,846.73									_	15,908.23
TOTAL NON CAM EXPENSES	5,846.73	4,214.77	5,846.73										15,908.23
GENERAL AND ADMIN EXPENSES													
Bank Charges	6.50	4.50	34.73										45.73
Bad Debt Expense	15,383.67	0.00	0.00										15,383.67
Management Fee Expense	1,977.52	1,451.97	4,109.79										7,539.28
Management Fee - GL	389.33	1,111.42	(1,500.75)										0.00
Vacant Space - Electricity	0.00	93.56	0.00										93.56
Vacant Space	26.13	202.80	70.97										299.90

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	January	February	March	April	May	June	July	August	September	October	November	December	-
TOTAL GENERAL AND ADMIN EXPENSES	17,783.15	2,864.25	2,714.74									-	23,362
INSURANCE EXPENSE													
Liability Insurance	4,303.10	9,860.28	0.00										14,16
Property Insurance	9,153.97	20,656.21	0.00										29,81
Property Insurance - Inline	0.00	237.55	0.00										23
Plyon Sign Insurance	0.00	389.58	0.00										389
Jmbrella Insurance	4,251.35	231.32	0.00										4,482
lood	2,723.00	0.00	0.00										2,723
TOTAL INSURANCE EXPENSE	20,431.42	31,374.94	0.00									•	51,806
PROPERTY TAX EXPENSE													
Property Taxes In line	8,722.97	8,722.97	8,722.97										26,168
Property Tax Outparcel	7,764.04	7,764.04	7,764.04										23,292
Property Tax Protest Fees	0.00	2,500.00	0.00										2,500
Property Tax - Prior Years	(934.34)	0.00	0.00									_	(934
TOTAL PROPERTY TAX EXPENSE	15,552.67	18,987.01	16,487.01										51,026
TOTAL EXPENSES	73,350.56	95,171.83	43,028.20									-	211,550
OTHER INCOME/EXPENSE													
Gain / Loss on Sale	(43,150.13)	0.00	0.00										(43,150
nterest Income	(1,432.80)	(1,217.44)	(1,262.45)										(3,912.
easing Expenses / Commissions	0.00	3,712.50	0.00										3,712
TOTAL OTHER INCOME/EXPENSE	(44,582.93)	2,495.06	(1,262.45)									-	(43,350.
TOTAL EXPENSES INCLUDING OTHER INC	28,767.63	97,666.89	41,765.75									-	168,200
DPERATING NET INCOME (LOSS)	47,226.15	(14,021.65)	34,915.96									-	68,12
NON-OPERATING EXPENSES DEBT SERVICE	,	. , /	,										·
TOTAL DEBT SERVICE	0.00	0.00	0.00									-	(

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Accrual													
	January	February	March	April	May	June	July	August	September	October	November	December	Total
CAPITALIZED EXPENSES BUILDING COSTS													
LEASING COSTS													
TOTAL LEASING COSTS	0.00	0.00	0.00									_	0.00
DEVELOPMENT COSTS													
TOTAL CAPITALIZED EXPENSES	0.00	0.00	0.00									_	0.00
PRIOR YEAR ADJUSTMENTS													
TOTAL PRIOR YEAR ADJUSTMENTS	0.00	0.00	0.00									_	0.00
NET INCOME (LOSS)	47,226.15	(14,021.65)	34,915.96									_	68,120.46