Database: JQ9399900001 Report Id: MRI_12MINCS				li	nth Income ncome State operty Com	ement						Page: Date: Time:	1 8/14/2025 12:45 PM
Accrual													
	January	February	March	April	May	June	July	August	September	October	November	December	Tota
INCOME													
TENANT INCOME													
Base Rent	70,576.99	70,895.74	110,273.05										251,745.78
√acancy	(32,124.99)	(32,124.99)	(32,124.99)										(96,374.97
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										266.10
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
	10,000.10	00,010.21	70,001.71										200,020.7
INVESTMENT/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									-	3,997.47
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
	708.61	708.61	659.90										2,077.1
Trash Dumpster II													

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	January	February	March	April	May	June	July	August	September	October	November	December	Tot
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									<u>-</u>	500.0
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	1,461.38										4,384.14
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	7,243.94										7,243.94
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	8.00	5.72	40.17										53.89
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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OTAL GENERAL AND ADMIN EXPENSES	17,784.65	2,865.47	2,720.18									-	
NSURANCE EXPENSE													
iability Insurance	4,303.10	9,860.28	0.00										
roperty Insurance	9,153.97	20,656.21	0.00										
operty Insurance - Inline	0.00	237.55	0.00										
on Sign Insurance	0.00	389.58	0.00										
brella Insurance	4,251.35	231.32	0.00										
d	2,723.00	0.00	0.00									_	
TAL INSURANCE EXPENSE	20,431.42	31,374.94	0.00										
OPERTY TAX EXPENSE													
operty Taxes In line	8,722.97	8,722.97	8,722.97										
pperty Tax Outparcel	15,528.08	3,656.46	15,528.08										
perty Tax Protest Fees	0.00	2,500.00	0.00										
perty Tax - Prior Years	(934.34)	0.00	0.00									-	
TAL PROPERTY TAX EXPENSE	23,316.71	14,879.43	24,251.05										
TAL EXPENSES	81,116.10	91,065.47	50,797.68									-	
THER INCOME/EXPENSE													
ain / Loss on Sale	(43,150.13)	0.00	0.00										
erest Income	(1,432.80)	(1,217.44)	(1,262.45)										
sing Expenses / Commissions	0.00	3,712.50	0.00										
TAL OTHER INCOME/EXPENSE	(44,582.93)	2,495.06	(1,262.45)									-	
OTAL EXPENSES INCLUDING OTHER INC	36,533.17	93,560.53	49,535.23									-	
DEDATING NET INCOME (LOCC)	20.460.64	(0.04F.20)	27.146.40									-	
PERATING NET INCOME (LOSS)	39,460.61	(9,915.29)	27,146.48										
ON-OPERATING EXPENSES BT 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)	39,460.61	(9,915.29)	27,146.48									-	56,691.80