

**12 Month Income Statement**  
**Income Statement**  
**Property Commerce**  
**310000-310200 Eldridge Crossing**  
**Through Period December 2025**

Accrual

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b>TENANT INCOME</b>													
Base Rent	70,576.99	70,895.74	110,273.05	82,799.29	82,799.29	80,715.96	69,062.41	76,549.29	76,549.29	76,674.29	76,674.29	73,293.12	946,863.01
Vacancy	(32,124.99)	(32,124.99)	(32,124.99)	(32,124.99)	(32,124.99)	(32,124.99)	(32,124.99)	(32,124.99)	(32,124.99)	(32,124.99)	(32,124.99)	(32,124.99)	(385,499.88)
CAM Reimbursements	4,764.69	4,764.69	4,764.69	4,764.69	4,764.69	4,764.69	4,764.69	4,764.69	4,764.69	4,764.69	4,764.69	25,758.83	78,170.42
Insurance Reimbursements	1,600.29	1,600.29	1,600.29	1,600.29	1,600.29	1,600.29	1,600.29	1,600.29	1,600.29	1,600.29	1,600.29	8,570.77	26,173.96
Tax Reimbursements	7,823.43	7,823.43	7,823.43	7,823.43	7,823.43	7,823.43	7,823.43	7,823.43	7,823.43	7,823.43	7,823.43	11,582.68	97,640.41
OEA / REA CAM Reimb.	9,350.33	16,949.20	11,819.00	3,834.41	9,157.47	3,834.41	9,157.47	9,157.47	9,157.47	9,157.47	9,157.47	72,996.94	173,729.11
OEA / REA Annual Fees	266.16	0.00	0.00	0.00	0.00	2,661.53	0.00	5,323.06	0.00	0.00	0.00	0.00	8,250.75
Ground Lease Rent	13,736.88	13,736.88	(27,473.76)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL TENANT INCOME</b>	<b>75,993.78</b>	<b>83,645.24</b>	<b>76,681.71</b>	<b>68,697.12</b>	<b>74,020.18</b>	<b>69,275.32</b>	<b>60,283.30</b>	<b>73,093.24</b>	<b>67,770.18</b>	<b>67,895.18</b>	<b>67,895.18</b>	<b>160,077.35</b>	<b>945,327.78</b>
<b>INVESTMENT/OTHER INCOME EARNED</b>													
<b>TOTAL INCOME</b>	<b>75,993.78</b>	<b>83,645.24</b>	<b>76,681.71</b>	<b>68,697.12</b>	<b>74,020.18</b>	<b>69,275.32</b>	<b>60,283.30</b>	<b>73,093.24</b>	<b>67,770.18</b>	<b>67,895.18</b>	<b>67,895.18</b>	<b>160,077.35</b>	<b>945,327.78</b>
<b>OPERATING EXPENSES</b>													
<b>CAM EXPENSES</b>													
<b>UTILITIES</b>													
Elect. - Bldg Lights - Inline	543.87	581.42	555.95	441.27	410.72	427.97	477.86	455.71	378.94	741.93	(10.95)	403.01	5,407.70
Elect. - Bldg Lights - Outparcel	373.65	343.78	335.31	327.60	320.98	326.86	290.68	270.26	279.90	307.46	287.46	360.92	3,824.86
Elect. - Signage	0.00	13.30	0.00	0.00	0.00	(13.30)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Inline	0.00	244.04	118.84	231.32	0.00	173.40	260.45	93.41	93.41	186.82	(93.41)	270.99	1,579.27
Water Outparcel	0.00	0.00	887.31	325.34	491.00	227.76	289.86	526.48	263.25	289.86	869.58	(535.36)	3,635.08
<b>TOTAL UTILITIES</b>	<b>917.52</b>	<b>1,182.54</b>	<b>1,897.41</b>	<b>1,325.53</b>	<b>1,222.70</b>	<b>1,142.69</b>	<b>1,318.85</b>	<b>1,345.86</b>	<b>1,015.50</b>	<b>1,526.07</b>	<b>1,052.68</b>	<b>499.56</b>	<b>14,446.91</b>
<b>BUILDING SERVICES</b>													
Fire Sprinkler Sys/Panel Monitor Inline	0.00	760.00	0.00	1,591.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,351.28
Fire Sprinkler Building - Outparcel	0.00	0.00	0.00	0.00	2,165.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,165.00
Fire Sprink Sys/Panel Monitoring	0.00	760.00	0.00	757.75	0.00	0.00	614.28	0.00	703.63	0.00	0.00	503.36	3,339.02
Trash Dumpster I	269.59	269.59	318.30	415.72	636.60	(48.71)	269.59	282.58	282.58	282.58	282.58	333.72	3,594.72
Trash Dumpster II	708.61	708.61	659.90	806.03	1,368.51	48.71	659.90	692.40	692.40	743.54	743.54	794.68	8,626.83
<b>TOTAL BUILDING SERVICES</b>	<b>978.20</b>	<b>2,498.20</b>	<b>978.20</b>	<b>3,570.78</b>	<b>4,170.11</b>	<b>0.00</b>	<b>1,543.77</b>	<b>974.98</b>	<b>1,678.61</b>	<b>1,026.12</b>	<b>1,026.12</b>	<b>1,631.76</b>	<b>20,076.85</b>

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**Through Period December 2025**

Accrual

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>REPAIRS AND MAINTENANCE</b>													
Electrical Repairs - Outparcel	0.00	0.00	0.00	1,097.38	0.00	248.98	0.00	28,208.60	0.00	0.00	0.00	0.00	29,554.96
Painting Ph I	0.00	0.00	0.00	0.00	0.00	0.00	10,110.00	0.00	0.00	0.00	0.00	0.00	10,110.00
Painting Ph II	0.00	0.00	0.00	0.00	0.00	0.00	6,740.00	0.00	0.00	0.00	0.00	0.00	6,740.00
Roof Repairs Phase - Inline	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,770.00	6,294.74	0.00	8,564.74
Roof Repairs Phase - Outparcel	0.00	500.00	0.00	0.00	2,299.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,799.00
Maintenance Labor- Inline	0.00	0.00	0.00	0.00	0.00	1,805.00	570.00	1,140.00	570.00	0.00	760.00	570.00	5,415.00
Maintenance Labor- Outparcel	0.00	0.00	0.00	0.00	0.00	1,805.00	570.00	0.00	0.00	0.00	1,520.00	0.00	3,895.00
<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>500.00</b>	<b>500.00</b>	<b>0.00</b>	<b>1,097.38</b>	<b>2,299.00</b>	<b>3,858.98</b>	<b>17,990.00</b>	<b>29,348.60</b>	<b>570.00</b>	<b>1,770.00</b>	<b>8,574.74</b>	<b>570.00</b>	<b>67,078.70</b>
<b>PUBLIC AREA SERVICES</b>													
Landscape Contract	2,043.77	674.57	(2,718.34)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscape Contract - Outparcel	0.00	1,403.98	3,798.70	297.19	0.00	0.00	0.00	0.00	464.05	0.00	0.00	(5,963.92)	0.00
Landscaping Supplies - Inline	847.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	430.22	0.00	0.00	0.00	1,278.11
Landscaping Supplies - Outparcel	0.00	433.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,248.25	3,681.25
Security	1,169.10	1,169.10	1,250.94	0.00	0.00	0.00	0.00	1,714.68	0.00	0.00	0.00	0.00	5,303.82
<b>TOTAL PUBLIC AREA SERVICES</b>	<b>4,060.76</b>	<b>3,680.65</b>	<b>2,331.30</b>	<b>297.19</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,714.68</b>	<b>894.27</b>	<b>0.00</b>	<b>0.00</b>	<b>(2,715.67)</b>	<b>10,263.18</b>
<b>TOTAL CAM</b>	<b>6,456.48</b>	<b>7,861.39</b>	<b>5,206.91</b>	<b>6,290.88</b>	<b>7,691.81</b>	<b>5,001.67</b>	<b>20,852.62</b>	<b>33,384.12</b>	<b>4,158.38</b>	<b>4,322.19</b>	<b>10,653.54</b>	<b>(14.35)</b>	<b>111,865.64</b>
<b>GROSS LEASE EXPENSES</b>													
<b>OEA/REA EXPENSES</b>													
OEA / REA - Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	246.50	900.05	1,146.55
OEA / REA Contract Sweeping	1,461.38	1,461.38	1,461.38	1,461.38	1,461.38	1,461.38	1,461.38	1,461.38	1,461.38	1,461.38	1,461.38	1,461.38	17,536.56
OEA / REA Electrical Repairs	2,782.03	0.00	0.00	0.00	1,292.51	0.00	3,239.38	0.00	0.00	0.00	0.00	1,223.76	8,537.68
OEA / REA Electricity Pylon Monument	0.00	0.00	0.00	0.00	0.00	0.00	2,129.22	0.00	0.00	0.00	0.00	0.00	2,129.22
OEA / REA Landscape - Contract	1,809.77	1,774.99	2,773.18	3,580.37	3,580.37	3,580.37	3,580.37	0.00	8,335.99	3,580.37	3,580.37	9,544.29	45,720.44
OEA / REA Landscape - Supplies	0.00	0.00	7,243.94	0.00	0.00	38,432.91	29,883.48	46,312.19	6,873.58	0.00	6,981.85	(104,148.63)	31,579.32
OEA / REA Parking Lot Repairs/Maint	0.00	24,356.25	0.00	0.00	0.00	0.00	5,780.55	936.36	9,691.01	460.06	351.81	(5,191.01)	36,385.03
OEA/REA Striping Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,468.01	26,468.01
OEA / REA Power Washing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,742.50	9,742.50
OEA / REA Trash Removal	1,190.75	1,190.75	1,190.75	2,002.63	1,190.75	1,190.75	1,190.75	1,190.75	1,190.75	2,814.50	1,950.25	1,190.75	17,484.13
OEA / REA Water - Irrigation	36.18	1,086.10	103.56	287.94	159.44	167.68	512.49	630.72	1,069.23	4,883.82	1,640.46	94.45	10,672.07
OEA Pressure Washing Target	0.00	0.00	0.00	0.00	0.00	0.00	541.25	0.00	0.00	0.00	0.00	0.00	541.25
<b>TOTAL OEA/REA EXPENSES</b>	<b>7,280.11</b>	<b>29,869.47</b>	<b>12,772.81</b>	<b>7,332.32</b>	<b>7,684.45</b>	<b>44,833.09</b>	<b>48,318.87</b>	<b>50,531.40</b>	<b>28,621.94</b>	<b>13,200.13</b>	<b>16,212.62</b>	<b>(58,714.45)</b>	<b>207,942.76</b>

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Accrual

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>NON CAM EXPENSES</b>													
Outparcel Property Taxes	5,846.73	4,214.77	5,846.73	5,846.73	5,846.73	5,846.73	5,846.73	7,478.69	5,846.73	5,846.73	5,846.73	(29,181.45)	35,132.58
<b>TOTAL NON CAM EXPENSES</b>	<b>5,846.73</b>	<b>4,214.77</b>	<b>5,846.73</b>	<b>5,846.73</b>	<b>5,846.73</b>	<b>5,846.73</b>	<b>5,846.73</b>	<b>7,478.69</b>	<b>5,846.73</b>	<b>5,846.73</b>	<b>5,846.73</b>	<b>(29,181.45)</b>	<b>35,132.58</b>
<b>GENERAL AND ADMIN EXPENSES</b>													
Advertising And Promotion	0.00	0.00	0.00	0.00	216.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	216.50
Bank Charges	8.00	5.72	40.17	8.72	8.82	13.60	13.60	19.82	12.38	12.38	14.82	19.16	177.19
Bad Debt Expense	15,383.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,383.67
Franchise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,262.92	0.00	8,262.92
Management Fee Expense	1,977.52	1,451.97	4,109.79	1,228.95	1,060.34	1,271.18	1,043.12	5,073.76	2,100.86	910.62	910.62	(4,819.56)	16,319.17
Management Fee - GL	389.33	1,111.42	(1,500.75)	1,126.64	819.91	483.69	316.49	(2,746.73)	799.25	240.87	334.34	5,363.70	6,738.16
Professional Fees - Audit/Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,520.00	0.00	0.00	0.00	0.00	5,520.00
Professional Fees - Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,442.50	0.00	3,442.50
Vacant - Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,082.50	4,330.00	2,165.00	0.00	7,577.50
Vacant Space - Electricity	0.00	93.56	0.00	4.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	98.51
Vacant Space	26.13	202.80	70.97	150.50	83.44	70.62	1,237.32	373.60	94.44	398.18	550.36	340.68	3,599.04
<b>TOTAL GENERAL AND ADMIN EXPENSES</b>	<b>17,784.65</b>	<b>2,865.47</b>	<b>2,720.18</b>	<b>2,519.76</b>	<b>2,189.01</b>	<b>1,839.09</b>	<b>2,610.53</b>	<b>8,240.45</b>	<b>4,089.43</b>	<b>5,892.05</b>	<b>15,680.56</b>	<b>903.98</b>	<b>67,335.16</b>
<b>INSURANCE EXPENSE</b>													
Liability Insurance	4,303.10	9,860.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,163.38
Property Insurance	9,153.97	20,656.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,810.18
Property Insurance - Inline	0.00	237.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	237.55
Plyon Sign Insurance	0.00	389.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	389.58
Umbrella Insurance	4,251.35	231.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,482.67
Flood	2,723.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,723.00
<b>TOTAL INSURANCE EXPENSE</b>	<b>20,431.42</b>	<b>31,374.94</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>51,806.36</b>
<b>PROPERTY TAX EXPENSE</b>													
Property Taxes In line	8,722.97	8,722.97	8,722.97	8,722.97	8,722.97	8,722.97	8,722.97	8,722.97	8,722.97	8,722.97	8,722.97	8,660.15	104,612.82
Property Tax Outparcel	15,528.08	3,656.46	15,528.08	15,528.08	15,528.08	(31,056.16)	19,635.66	7,764.04	7,764.04	7,764.04	7,764.04	5,344.02	90,748.46
Property Tax Protest Fees	0.00	2,500.00	0.00	0.00	0.00	8,417.92	0.00	938.72	0.00	0.00	0.00	0.00	11,856.64
Property Tax - Prior Years	(934.34)	0.00	0.00	0.00	0.00	0.00	(1,193.40)	(2,908.30)	0.00	0.00	(3,853.86)	(3,072.79)	(11,962.69)
<b>TOTAL PROPERTY TAX EXPENSE</b>	<b>23,316.71</b>	<b>14,879.43</b>	<b>24,251.05</b>	<b>24,251.05</b>	<b>24,251.05</b>	<b>(13,915.27)</b>	<b>27,165.23</b>	<b>14,517.43</b>	<b>16,487.01</b>	<b>16,487.01</b>	<b>12,633.15</b>	<b>10,931.38</b>	<b>195,255.23</b>

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<b>TOTAL EXPENSES</b>	81,116.10	91,065.47	50,797.68	46,240.74	47,663.05	43,605.31	104,793.98	114,152.09	59,203.49	45,748.11	61,026.60	(76,074.89)	669,337.73
<b>OTHER INCOME/EXPENSE</b>													
Gain / Loss on Sale	(43,150.13)	0.00	0.00	0.00	0.00	1,324,823.71)	0.00	0.00	0.00	0.00	0.00	(446,433.33)	(1,814,407.17)
Interest Income	(1,432.80)	(1,217.44)	(1,262.45)	(6,541.88)	(1,396.61)	(1,267.43)	(1,356.54)	(1,402.18)	(1,182.23)	(1,211.96)	(958.71)	(1,003.91)	(20,234.14)
Leasing Expenses / Commissions	0.00	3,712.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(3,712.50)	0.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	(44,582.93)	2,495.06	(1,262.45)	(6,541.88)	(1,396.61)	1,326,091.14)	(1,356.54)	(1,402.18)	(1,182.23)	(1,211.96)	(958.71)	(451,149.74)	(1,834,641.31)
<b>TOTAL EXPENSES INCLUDING OTHER INC</b>	36,533.17	93,560.53	49,535.23	39,698.86	46,266.44	1,282,485.83)	103,437.44	112,749.91	58,021.26	44,536.15	60,067.89	(527,224.63)	(1,165,303.58)
<b>OPERATING NET INCOME (LOSS)</b>	39,460.61	(9,915.29)	27,146.48	28,998.26	27,753.74	1,351,761.15	(43,154.14)	(39,656.67)	9,748.92	23,359.03	7,827.29	687,301.98	2,110,631.36
<b>NON-OPERATING EXPENSES</b>													
<b>DEBT SERVICE</b>													
<b>TOTAL DEBT SERVICE</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>CAPITALIZED EXPENSES</b>													
<b>BUILDING COSTS</b>													
Center Renovations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,358.30	0.00	0.00	67,367.10	105,725.40
<b>TOTAL BUILDING COSTS</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,358.30	0.00	0.00	67,367.10	105,725.40
<b>LEASING COSTS</b>													
<b>TOTAL LEASING COSTS</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>DEVELOPMENT COSTS</b>													
<b>TOTAL CAPITALIZED EXPENSES</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,358.30	0.00	0.00	67,367.10	105,725.40
<b>PRIOR YEAR ADJUSTMENTS</b>													
CAM Reimbursements - Prior Years	0.00	0.00	0.00	2,748.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,748.33
INS Reimbursements - Prior Years	0.00	0.00	0.00	(1,158.85)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,158.85)
Tax Reimbursements - Prior Years	0.00	0.00	0.00	6,617.63	0.00	0.00	(11,871.62)	0.00	0.00	0.00	0.00	0.00	(5,253.99)
OEA/REA CAM Reimb. Prior Year	0.00	0.00	0.00	0.00	0.00	0.00	(44,809.60)	95,453.65	0.00	0.00	0.00	0.00	50,644.05
Misc Prior Year Adjustment	0.00	0.00	0.00	0.00	0.00	64.87	0.00	0.00	(0.01)	0.00	0.00	(6,970.55)	(6,905.69)

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Report Id: MRI\_12MINCS

**12 Month Income Statement**  
**Income Statement**  
**Property Commerce**  
**310000-310200 Eldridge Crossing**  
**Through Period December 2025**

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Accrual

	January	February	March	April	May	June	July	August	September	October	November	December	Total
TOTAL PRIOR YEAR ADJUSTMENTS	0.00	0.00	0.00	8,207.11	0.00	64.87	(56,681.22)	95,453.65	(0.01)	0.00	0.00	(6,970.55)	40,073.85
NET INCOME (LOSS)	39,460.61	(9,915.29)	27,146.48	20,791.15	27,753.74	1,351,696.28	13,527.08	(135,110.32)	(28,609.37)	23,359.03	7,827.29	626,905.43	1,964,832.11