

Net Cash Flow

Jan 01, 2025 - Dec 31, 2025

Shockoe Suites, Unit 1, Unit 2

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Total
Revenue	\$5,077	\$5,647	\$3,270	\$4,240	\$4,226	\$3,969	\$3,969	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$38,397
Fees & Other Revenue	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
▶ Pet Fees	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Rents	\$5,077	\$5,647	\$3,120	\$4,240	\$4,226	\$3,969	\$3,969	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$38,247
▶ Long Term Rents	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$3,969	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$26,185
▶ Medium Term Rents	\$0	\$3,150	\$0	\$0	\$1,600	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$6,350
▶ Short Term Rents	\$2,707	\$128	\$750	\$1,870	\$257	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,712
Operating Expenses	\$(2,208)	\$(906)	\$(1,633)	\$(6,084)	\$(1,593)	\$(308)	\$(2,839)	\$(552)	\$(407)	\$(482)	\$(308)	\$(351)	\$(17,670)
Auto & Travel	\$0	\$0	\$(26)	\$0	\$0	\$0	\$0	\$(37)	\$0	\$(22)	\$0	\$(34)	\$(120)
▶ Meals & Food	\$0	\$0	\$(26)	\$0	\$0	\$0	\$0	\$(37)	\$0	\$(22)	\$0	\$(34)	\$(120)
Cleaning & Maintenance	\$(754)	\$0	\$(196)	\$(761)	\$(219)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(1,929)
▶ C & M Labor	\$(207)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(207)
▶ C & M Supplies	\$(35)	\$0	\$(26)	\$(178)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(239)
▶ Cleaning & Janitorial	\$(498)	\$0	\$(170)	\$(582)	\$(219)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(1,469)
▶ Security, Locks & Keys	\$(13)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(13)
Insurance	\$0	\$0	\$0	\$(3,628)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(3,628)
▶ General Insurance	\$0	\$0	\$0	\$(3,628)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(3,628)
Legal & Other Professional Fees	\$(800)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(800)
▶ Accounting & Tax Fees	\$(800)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(800)
Management Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(112)	\$0	\$0	\$(112)
▶ Property Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(112)	\$0	\$0	\$(112)
Other Operating Expenses	\$(43)	\$(146)	\$(36)	\$(43)	\$(43)	\$(17)	\$(15)	\$0	\$0	\$0	\$0	\$0	\$(342)
▶ Bank Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$(15)	\$0	\$0	\$0	\$0	\$0	\$(15)
▶ General Other Operating Expenses	\$0	\$(15)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(15)

▶ Rent Concessions	\$0	\$(88)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(88)
▶ Software Subscriptions	\$(43)	\$(43)	\$(36)	\$(43)	\$(43)	\$(17)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(224)
Repairs	\$0	\$0	\$(390)	\$(155)	\$(895)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(1,440)
▶ Door & Window Repairs	\$0	\$0	\$(390)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(390)
▶ Electrical Repairs	\$0	\$0	\$0	\$0	\$(200)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(200)
▶ HVAC Repairs	\$0	\$0	\$0	\$(155)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(155)
▶ Plumbing Repairs	\$0	\$0	\$0	\$0	\$(695)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(695)
Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(1)
▶ Office Supplies & Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(1)
Taxes	\$0	\$(30)	\$(100)	\$(657)	\$0	\$0	\$(2,395)	\$(18)	\$0	\$0	\$0	\$0	\$0	\$(3,200)
▶ Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$(2,395)	\$(18)	\$0	\$0	\$0	\$0	\$0	\$(2,413)
▶ Tax Licenses & Registrations	\$0	\$(30)	\$(100)	\$(657)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(787)
Utilities	\$(611)	\$(730)	\$(885)	\$(840)	\$(436)	\$(291)	\$(430)	\$(496)	\$(407)	\$(348)	\$(308)	\$(315)	\$(315)	\$(6,097)
▶ Electric	\$(438)	\$(557)	\$(698)	\$(668)	\$(235)	\$(90)	\$(285)	\$(270)	\$(212)	\$(153)	\$(128)	\$(120)	\$(120)	\$(3,854)
▶ Phone, Cable & Internet	\$(50)	\$(50)	\$(50)	\$(50)	\$(50)	\$(50)	\$(50)	\$(50)	\$(50)	\$(50)	\$(50)	\$(50)	\$(50)	\$(600)
▶ Water & Sewer	\$(123)	\$(123)	\$(137)	\$(123)	\$(151)	\$(151)	\$(94)	\$(175)	\$(145)	\$(145)	\$(130)	\$(145)	\$(145)	\$(1,643)
Net Operating Income (NOI)	\$2,869	\$4,741	\$1,637	\$(1,844)	\$2,633	\$3,661	\$1,130	\$1,048	\$1,193	\$1,118	\$1,292	\$1,249	\$1,249	\$20,728

Loan Payments & Capex	\$(3,851)	\$(1,937)	\$(1,937)	\$(937)	\$3,842	\$4,341	\$(2,565)	\$(5,337)	\$(2,565)	\$(1,167)	\$(2,565)	\$(2,565)	\$(2,565)	\$(17,242)
Capital Expenditures	\$(1,914)	\$0	\$0	\$1,000	\$5,778	\$6,278	\$(628)	\$(3,400)	\$(628)	\$769	\$(628)	\$(628)	\$(628)	\$5,998
▶ Closing Costs	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
▶ Flooring & Carpet	\$(1,914)	\$0	\$0	\$0	\$0	\$0	\$0	\$(984)	\$0	\$0	\$0	\$0	\$0	\$(2,898)
▶ General Capital Expenditures	\$0	\$0	\$0	\$0	\$5,778	\$0	\$0	\$0	\$0	\$1,397	\$0	\$0	\$0	\$7,176
▶ Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(1,749)	\$0	\$0	\$0	\$0	\$0	\$(1,749)
▶ Remodeling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(40)	\$0	\$0	\$0	\$0	\$0	\$(40)
▶ Roof	\$0	\$0	\$0	\$0	\$0	\$6,278	\$(628)	\$(628)	\$(628)	\$(628)	\$(628)	\$(628)	\$(628)	\$2,509
Mortgage Payments	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(23,240)
▶ General Mortgage Payments	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(1,937)	\$(23,240)

Net Cash Flow	\$(982)	\$2,804	\$(300)	\$(2,781)	\$6,475	\$8,002	\$(1,435)	\$(4,289)	\$(1,372)	\$(49)	\$(1,273)	\$(1,315)	\$3,486
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Uncategorized transactions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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