

7372, 7374 & 7376 Fay Ave, La Jolla, CA 92037

Operating Statement

Period = Annualized Short-Term Rental Income Summary

	Total		Comment	
NUMBER OF UNITS	3.00			
INCOME				
<u>UNITS</u>				
	3.00			
GROSS / RECOGNIZED RENTAL INCOME	<u>362,373.86</u>	10,066	Combined annualized statement.	
OTHER INCOME	0.00			
TOTAL INCOME	<u>362,373.86</u>	10,066		
OPERATING EXPENSE				
		unit/mo	% Income	
STATEMENT DEDUCTIONS	<u>91,782.74</u>	2,550	25.3%	Mgmt, channel, cleaning, R&M, supplies, taxes/fees and other deductions.
TOTAL STR OPERATING EXPENSE	<u>91,782.74</u>	2,550	25.3%	
NET OWNER PROCEEDS / OPERATING INCOME	<u>270,591.12</u>	7,516	74.7%	

UNIT SUMMARY

Unit	Gross / Recognized Income	Net Owner Proceeds	Net Margin
7372	\$62,666.55	\$43,621.14	69.6%
7374	\$78,199.18	\$68,841.39	88.0%
7376	\$221,508.13	\$158,128.59	71.4%

This annualized statement was created with Ai Assistance and is based on owner statements plus stated assumptions. It is not a performance guarantee.

7372, 7374 & 7376 Fay Ave, La Jolla, CA 92037

Annualized Income Summary & Assumptions

Period = Full Annual Statement

SUMMARY TOTALS

Metric	Amount
Gross / Recognized Rental Income	\$362,373.86
Net Owner Proceeds / Operating Income	\$270,591.12
Total Statement Deductions / Operating Expenses	\$91,782.74
Net Margin	74.7%

INCOME SOURCE MIX

Source / Manager	Gross	Net
Direct Tenant	\$45,000.00	\$45,000.00
Divvy Group	\$42,649.08	\$30,101.14
TUMO Stays	\$218,380.78	\$149,610.78
Annualized Assumption	\$56,344.00	\$45,879.20

ASSUMPTIONS

- 7372 and 7374 annual coverage is July 2025 through June 2026.
- 7376 annual coverage is August 2025 through July 2026.
- 7374 January-June 2026 uses \$7,500 per month, gross equal to net.
- 7372 June 2026 uses \$7,500, gross equal to net.
- 7376 June and July 2026 use the same amounts as 7376 August 2025: \$24,422 gross and \$19,189.60 net per month.

This annualized summary was created with Ai Assistance and is based on owner statements plus stated assumptions. It is not a performance guarantee.

7372, 7374 & 7376 Fay Ave, La Jolla, CA 92037

Operating Statement

Period = Annual Proforma

	Total	Comment
NUMBER OF UNITS	3.00	
INCOME		
UNITS		
	3.00	
AVERAGE DAILY RATE - HIGH SEASON	524.05	
AVERAGE DAILY RATE - LOW SEASON	419.24	
NIGHTS OCCUPIED - HIGH SEASON	78%	119.35 154 days - April thru August
NIGHTS OCCUPIED - LOW SEASON	63%	131.88 211 days - September thru March
RENTAL INCOME		
GROSS POTENTIAL RENT	507,490.02	
VACANCY LOSS	31%	<u>153,992.09</u> unit/mo
NET RENTAL INCOME	353,497.93	9,819
OTHER INCOME		
RESOLUTION INCOME	<u>1,200.00</u>	
TOTAL OTHER INCOME	1,200.00	
TOTAL INCOME	<u>354,697.93</u>	
OPERATING EXPENSE		
		<u>unit/mo</u> <u>% NRI</u>
UTILITIES	8,460.00	235 2.4%
REPAIRS AND MAINT.	3,504.00	97 1.0%
FURN, FIXT., & EQUIP. (FF&E)	3,264.00	91 0.9%
OP SUPPLIES & EQUIP. (OS&E)	6,480.00	180 1.8%
HOUSEKEEPING	4,560.00	127 1.3%
MANAGEMENT FEE	15.0%	53,024.69 1,473 15.0%
MARKETING & PAYMENT PROCESSING	3.5%	<u>12,372.43</u> 344 3.5%
TOTAL STR OPERATING EXPENSE	91,665.12	2,546 25.8%
NET STR OPERATING INCOME	<u>263,032.81</u>	7,306 74.2%

This is an estimated annual proforma analyzed on Divvy Group LLC underwriting based on internal expertise and market data. This is not to be considered a performance guarantee in any way.