

Income Statement - 12 Month

Properties: 6001 W North Ave mixed use - 6001 W North Ave Wauwatosa, WI 53213

Display by Ownership %: No

Period Range: Jan 2026 to Dec 2026

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	4,450.00	4,450.00	4,450.00	4,450.00	4,480.05	4,499.95	4,480.00	4,480.00	4,480.00	0.00	0.00	0.00	40,220.00
Month to Month Fee	0.00	0.00	0.00	0.00	0.00	10.10	30.05	30.05	30.05	0.00	0.00	0.00	100.25
Total RENTS	4,450.00	4,450.00	4,450.00	4,450.00	4,480.05	4,510.05	4,510.05	4,510.05	4,510.05	0.00	0.00	0.00	40,320.25
FEES													
Insurance Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.90	0.00	0.00	0.00	39.90
Total FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.90	0.00	0.00	0.00	39.90
Total Operating Income	4,450.00	4,450.00	4,450.00	4,450.00	4,480.05	4,510.05	4,510.05	4,510.05	4,549.95	0.00	0.00	0.00	40,360.15
Expense													
CLEANING AND MAINTENANCE													
Lawn Care	0.00	0.00	0.00	0.00	180.00	90.00	270.00	180.00	90.00	0.00	0.00	0.00	810.00
General Labor	0.00	0.00	0.00	138.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	138.38
Snow Removal	1,620.00	720.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,520.00
Total CLEANING AND MAINTENANCE	1,620.00	720.00	180.00	138.38	180.00	90.00	270.00	180.00	90.00	0.00	0.00	0.00	3,468.38
MANAGEMENT FEES													
Management fees	311.50	311.50	311.50	311.50	313.60	315.70	315.70	315.70	0.00	0.00	0.00	0.00	2,506.70
Total MANAGEMENT FEES	311.50	311.50	311.50	311.50	313.60	315.70	315.70	315.70	0.00	0.00	0.00	0.00	2,506.70
REPAIRS													
Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,297.43	0.00	0.00	0.00	0.00	1,297.43
General Carpentry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,495.40	0.00	0.00	0.00	1,495.40
Total REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,297.43	1,495.40	0.00	0.00	0.00	2,792.83
Supplies/ materials	0.00	0.00	0.00	449.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	449.70

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
UTILITIES													
Electricity	65.71	78.34	56.43	58.73	60.82	65.13	66.12	68.02	0.00	0.00	0.00	0.00	519.30
Water	0.00	0.00	714.65	0.00	0.00	595.59	0.00	0.00	608.55	0.00	0.00	0.00	1,918.79
Garbage and Recycling	176.01	176.01	176.01	176.01	176.01	176.01	176.01	176.01	176.01	0.00	0.00	0.00	1,584.09
Total UTILITIES	241.72	254.35	947.09	234.74	236.83	836.73	242.13	244.03	784.56	0.00	0.00	0.00	4,022.18
OTHER													
City Violations & Fines	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	460.00	0.00	0.00	0.00	460.00
Total OTHER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	460.00	0.00	0.00	0.00	460.00
CAPITAL EXPENSES													
New Roof	0.00	0.00	0.00	18,480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,480.00
Total CAPITAL EXPENSES	0.00	0.00	0.00	18,480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,480.00
Total Operating Expense	2,173.22	1,285.85	1,438.59	19,614.32	730.43	1,242.43	827.83	2,037.16	2,829.96	0.00	0.00	0.00	32,179.79
NOI - Net Operating Income	2,276.78	3,164.15	3,011.41	-15,164.32	3,749.62	3,267.62	3,682.22	2,472.89	1,719.99	0.00	0.00	0.00	8,180.36
Total Income	4,450.00	4,450.00	4,450.00	4,450.00	4,480.05	4,510.05	4,510.05	4,510.05	4,549.95	0.00	0.00	0.00	40,360.15
Total Expense	2,173.22	1,285.85	1,438.59	19,614.32	730.43	1,242.43	827.83	2,037.16	2,829.96	0.00	0.00	0.00	32,179.79
Net Income	2,276.78	3,164.15	3,011.41	-15,164.32	3,749.62	3,267.62	3,682.22	2,472.89	1,719.99	0.00	0.00	0.00	8,180.36