

Profit and Loss

A-Mini Storage  
2381 Highway 71 East Del Valle, TX 78617

	January	February	March
Income	\$21,733.00		\$23,378.00
			\$25,315.00
Taxes	\$3,169.00		\$3,169.00
Internet & Phone	\$87.00		\$87.00
Insurance	\$731.00		\$731.00
Utilities	\$1,753.00		\$2,010.00
Repairs and Maintenance	\$752.00		\$951.00
Marketing and Promotion	\$185.00		\$170.00
On Site Payroll	\$3,282.00		\$3,863.00
Employee Tax	\$772.00		\$642.00
Employer Tax	\$461.00		\$446.00
Mgt	\$1,800.00		\$1,800.00
Disposal	\$173.00		\$173.00
Software	\$263.00		\$263.00
401K	\$147.00		\$89.00
Commission	\$481.00		\$401.00
Payroll Processing Fee	\$23.00		\$18.00
Office Expense	\$151.00		\$222.00
Workers Comp	\$43.00		\$30.00
Pest Control	\$135.00		\$135.00
Expenses	\$14,408.00		\$15,200.00
Net Income	\$7,325.00		\$8,178.00
			\$11,368.00

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April	May	June	July	August	Sept
\$28,628.00	\$27,675.00	\$30,554.00	\$32,774.00	\$32,805.00	\$33,218.00
\$3,169.00	\$3,169.00	\$3,169.00	\$3,169.00	\$3,169.00	\$3,169.00
\$128.00	\$128.00	\$128.00	\$128.00	\$128.00	\$128.00
\$731.00	\$731.00	\$731.00	\$731.00	\$731.00	\$731.00
\$2,070.00	\$1,333.00	\$1,590.00	\$1,487.00	\$1,528.00	\$1,420.00
\$420.00	\$326.00	\$546.00	\$510.00	\$650.00	\$425.00
\$225.00	\$230.00	\$225.00	\$174.00	\$230.00	\$210.00
\$3,016.00	\$2,688.00	\$4,257.00	\$3,028.00	\$3,045.00	\$3,120.00
\$719.00	\$825.00	\$1,109.00	\$923.00	\$775.00	\$801.00
\$355.00	\$368.00	\$508.00	\$387.00	\$760.00	\$427.00
\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,993.00
\$173.00	\$173.00	\$173.00	\$173.00	\$173.00	\$173.00
\$263.00	\$263.00	\$263.00	\$263.00	\$263.00	\$263.00
\$98.00	\$112.00	\$183.00	\$127.00	\$122.00	\$128.00
\$491.00	\$919.00	\$832.00	\$868.00	\$314.00	\$310.00
\$20.00	\$13.00	\$39.00	\$0.00	\$48.00	\$37.00
\$22.00	\$53.00	\$84.00	\$30.00	\$40.00	\$35.00
\$29.00	\$33.00	\$37.00	\$15.00	\$25.00	\$18.00
\$135.00	\$135.00	\$135.00	\$135.00	\$135.00	\$135.00
\$13,864.00	\$13,299.00	\$15,809.00	\$13,948.00	\$13,936.00	\$13,523.00
\$14,764.00	\$14,376.00	\$14,745.00	\$18,826.00	\$18,869.00	\$19,695.00

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\$	256,080.00	Gross Income through 9/21
\$	28,521.00	
\$	1,029.00	
\$	6,579.00	
\$	15,161.00	
\$	5,232.00	
\$	1,864.00	
\$	29,237.00	
\$	7,266.00	
\$	4,115.00	
\$	16,393.00	
\$	1,557.00	
\$	2,367.00	
\$	1,103.00	
\$	5,108.00	
\$	220.00	
\$	704.00	
\$	263.00	
\$	127,934.00	Expenses through 9/21
\$	128,146.00	Net Income through 9/21

Pro Forma Income per the Seller in 12-18 Months  
Approx Expenses per the Seller  
NOI per the Seller

\$600,000 per year  
\$180,000 per year  
\$420,000 per year