SYNTHETIC SAMPLE INCOME AND EXPENSE STATEMENT — for demonstrating six-category normalization only. Not a real operating statement. Every figure herein is invented.

Annual Income and Expense Statement — 12500 Shaker Blvd (Parcel 129-10-001)

Apartment property, 40+ rental units. Operating year 2025.

Gross Rental Income	$1,184,000
Effective Gross Annual Income	$1,118,000

Operating Expenses

Property Insurance Premium	$61,400
Umbrella Liability Coverage	$9,800
Management Fee - Third Party	$55,900
Repairs and Upkeep - General	$74,200
Landscaping and Grounds	$18,300
Snow Removal Contract	$9,100
Elevator Service Agreement	$14,600
Janitorial Services	$22,700
Common Area Electric	$41,300
Water and Sewer Charges	$68,900
Trash Hauling	$12,200
Natural Gas Service	$27,600
On-Site Payroll and Wages	$96,400
Employee Benefits Load	$21,200
Advertising and Leasing Promotion	$8,700
Legal and Professional Services	$11,300
Office Supplies and Postage	$4,900
Telephone and Internet	$6,200
Security Patrol Contract	$17,800
Resident Amenity Programming	$5,400
Total Operating Expenses	$587,900