

Detailed Income Statement - 2026 YTD through September

Fountains Lofts - 408 W. 8th Street Kansas

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Total	Annualized
Operating Income & Expense											
Income											
RENT											
Rent	15,156	14,814	13,816	14,814	14,814	14,814	14,814	14,814	14,814	132,669	176,892
Total RENT	15,156	14,814	13,816	14,814	14,814	14,814	14,814	14,814	14,814	132,669	176,892
Reimbursements											
Electric	2,191	2,622	1,580	1,197	742	807	1,086	1,267	1,258	12,749	16,999
Total Reimbursements	2,191	2,622	1,580	1,197	742	807	1,086	1,267	1,258	12,749	16,999
Non-Rental Income											
Misc	(260)	-	-	-	-	-	-	-	-	(260)	(347)
Late Fee	-	-	28	-	8	9	-	24	-	69	92
Total Non-Rental Income	(260)	-	28	-	8	9	-	24	-	(191)	(254)
Total Operating Income	17,087	17,436	15,425	16,010	15,564	15,630	15,900	16,105	16,071	145,227	193,636
Expense											
Administrative											
Internet	71	71	71	71	71	71	71	172	-	667	889
Parking	1,015	1,015	1,015	1,795	1,275	1,275	1,275	1,275	1,275	11,215	14,953
Total Administrative	1,086	1,086	1,086	1,866	1,346	1,346	1,346	1,447	1,275	11,882	15,842
Advertising & Marketing											
Advertising & Marketing:Postage	37	-	-	-	-	-	-	-	-	37	49
Advertising & Marketing:Websites & S	303	-	-	-	-	-	-	-	-	303	404
Total Advertising & Marketing	340	-	-	-	-	-	-	-	-	340	453
Repairs & Maintenance											
Doors & Windows	24	-	-	-	-	-	-	-	-	24	31
Lighting & Electrical	45	-	-	-	-	-	-	-	-	45	60
Fire and Safety	-	-	-	60	-	-	-	-	-	60	80
HVAC	-	-	-	30	-	-	-	-	-	30	40
Janitorial	600	400	400	400	400	400	400	560	400	3,960	5,280
Plumbing	95	485	-	1,586	-	-	-	-	-	2,166	2,887
Security, Locks, Keys	200	-	12	-	-	-	-	-	25	237	316
Water Damage	-	-	-	-	-	-	-	-	213	213	284
Total Repairs & Maintenance	964	885	412	2,076	400	400	400	560	638	6,734	8,979
Utilities											
Electric	2,232	2,622	1,651	1,066	742	807	1,086	1,267	1,366	12,839	17,118
Total Utilities	2,232	2,622	1,651	1,066	742	807	1,086	1,267	1,366	12,839	17,118
HOA Dues Expense	4,711	4,711	4,711	4,711	4,711	4,711	4,711	4,711	4,711	42,397	56,529
Insurance											
GL - Premises										(current actual)	3,728
Total Insurance											3,728
Taxes											
Taxes:Property Taxes										(current actual)	30,855
Total Taxes											30,855
Property Management											
Property Manager	750	750	750	750	750	750	750	750	750	6,750	9,000
Total Property Management	750	750	750	750	750	750	750	750	750	6,750	9,000
Total Operating Expense	10,082	10,053	8,609	10,468	7,949	8,014	8,292	8,734	8,739	80,942	142,505
NOI - Net Operating Income	7,004	7,382	6,815	5,542	7,615	7,616	7,607	7,370	7,332	64,286	51,131

PRICE	650,000
CAP RATE - TODAY	7.9%
Jan 1 2027 Rent Increase (per existing lease)	6,720
Adjusted NOI	57,851
CAP RATE BEGINNING 1/1/2027	8.9%

Rent Roll

Properties: Fountains Lofts - 408 W. 8th Street Kansas City, MO 64105

Units: Active

As of: 08/31/2026 (End of Last Month)

Include Non-Revenue Units: No

Include Advertised Rent: Yes

Unit	Sqft	Status	Tenant	Move-in	Lease To	Rent	Deposit
Fountains Lofts - 408 W. 8th Street Kansas City, MO 64105							
Suite 100	6,722	Current	The Popham Law Firm	04/27/2007	01/31/2028	10,643.00	25,000.00
Suite 201	2,116	Current	United Contractor Services, LLC	01/01/2026	12/31/2026	3,173.29	3,173.00
Suite 202	760	Current	Argent Trust Company	02/05/2025	02/28/2027	997.50	950.00
3 Units	9,598	100.0% Occupied				14,813.79	29,123.00
Total 3 Units	9,598	100.0% Occupied				14,813.79	29,123.00