

BELDENVIEW PLAZA INCOME/EXPENSES 2025

INCOME:

		2025	CURRENT MONTHLY	2026
RESIDENTIAL				
4859 – A	CORZO	9475	1,400.00	16,800.00
4859 – B	McCAMISH	8375	650.00	7,800.00
4859 – C	WRIGHT	8000	675.00	8,100.00
4891	LANDIS	6600	625.00	7,500.00
4893	KENNISTON	6050	825.00	9,900.00
		\$38,500.00	\$4,175.00	\$50,100.00

		2025	CURRENT MONTHLY	2026
EAST COMMERCIAL				
McELWAIN LABS		19200	1,600.00	19,200.00
ATARAXIS SPA		7884	690.00	8,280.00
A QUALITY CLEANERS		27757.29	2,346.31	28,155.72
HOME PREFERRED GARAGE		2500	250.00	3,000.00
R.V. GARAGE		2500	0.00	0.00
BOAT GARAGE		2500	0.00	0.00
BUBBLE BOYS		6075	900.00	10,800.00
PUPPY TRAINING ROOM		7075	575.00	6,900.00
ATM CONTRACTING		4311	650.00	7,800.00
ATM CONTR. GARAGE		1300	200.00	2,400.00
MIKE SATTERFIELD		6240	520.00	6,240.00
IRON MOUNTAIN TOWERS		1384.44	115.37	1,384.44
		\$88,726.73	\$7,846.68	\$94,160.16

		2025	CURRENT MONTHLY	2026
WEST COMMERCIAL				
ENGRAVERS EDGE		21,834.00	1,917.00	23,004.00
BOMBSHELL HAIR STUDIO		9,660.00	805.00	9,660.00
TRI-COUNTY RESTAU. ASSN.		7,200.00	600.00	7,200.00
KELLY REAL ESTATE		2,400.00	200.00	2,400.00
HOME PREFERRED HOME CARE		16,800.00	1,400.00	16,800.00
K – CARPET		15,220.00	1,550.00	18,600.00
VEE GEE INDUSTRIES		13,200.00	2,500.00	30,000.00
HANNAH SEAVER CLOTHING		1,300.00	1,950.00	23,400.00
		\$87,614.00	\$10,922.00	131,064.00

TOTALS	\$214,840.73	\$22,943.68	\$275,324.16
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NOTES:

ATM CONTRACTING UNITS WILL RE-RENT IN MAY-JUNE FOR \$4,000/MONTH. AN INCREASE OF \$3,150.00/MONTH OR \$ 37,800./YEAR

HOME PREFERRED HOME CARE: RENT WILL BE INCREASED \$700.00/MONTH, AN INCREASE OF \$8,400/YEAR.

TOTAL OF THESE TWO INCREASES WILL BE \$3,850.00/MO OR \$46,200.00 PER YEAR.

EXPENSES:	IN 2025
REAL ESTATE TAXES	50,381.54
INSURANCE	28,536.00
ELECTRICITY	8,448.83
GAS	4,995.16
WATER	2,765.20
SEWER	11,368.12
TRASH HAULING	4,501.24
CELL PHONE	1,009.56
SNOW PLOWING	16,185.87
SEWER CLEANING	270.00
GARAGE DOOR REPAIRS	821.75
PEST CONTROL CONTRACT	607.06
MISC REP'RS, MOWING, ETC.	3,662.00
	\$133,552.33

DOES NOT INCLUDE DEPRECIATION AND
PAINT& CLEAN OF UNIT # 4859-A