

DLSN Properties LLC

Portfolio Income Statement

Period: 2024

Generated: March 14, 2026

PORTFOLIO SUMMARY

STR Gross Revenue	\$70,720.25
Less: Host Fees	(\$6,622.50)
Net STR Revenue	\$64,097.75
Lease Income	\$0.00
Total Revenue	\$70,720.25
Total Expenses	\$0.00
NET OPERATING INCOME	\$70,720.25

Properties: 13 | NOI Margin: 100.0% | Expense Ratio: 0.0%

PROPERTY PERFORMANCE

Property	STR Revenue	Lease Income	Total Revenue	Expense s	NOI
300 E 10th St	\$66,888.09	\$0.00	\$66,888.09	\$0.00	\$66,888.09
2 Wesley Ave	\$1,890.21	\$0.00	\$1,890.21	\$0.00	\$1,890.21
737 Shore Road	\$1,392.52	\$0.00	\$1,392.52	\$0.00	\$1,392.52
819 Shore Road	\$284.27	\$0.00	\$284.27	\$0.00	\$284.27
501 9th Street	\$253.34	\$0.00	\$253.34	\$0.00	\$253.34
960 Asbury Ave	\$11.82	\$0.00	\$11.82	\$0.00	\$11.82
1020 Asbury Ave	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1050 Bay Ave	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
107 E 12th Street	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1200 Asbury Ave	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
17 E Connecticut	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

604 New Road	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
821 Shore Road	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$70,720.25	\$0.00	\$70,720.25	\$0.00	\$70,720.25

Notes:

- NOI is calculated as Total Revenue minus Total Operating Expenses
- NOI does not include debt service payments (mortgage principal and interest)
- For DSCR calculation: $DSCR = \text{Annual NOI} \div \text{Annual Debt Service}$