

DLSN Properties LLC

Portfolio Income Statement

Period: 2025

Generated: March 14, 2026

PORTFOLIO SUMMARY

STR Gross Revenue	\$1,224,037.36
Less: Host Fees	(\$203,385.69)
Net STR Revenue	\$1,020,651.67
Lease Income	\$0.00
Total Revenue	\$1,224,037.36
Total Expenses	\$0.00
NET OPERATING INCOME	\$1,224,037.36

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

PROPERTY PERFORMANCE

Property	STR Revenue	Lease Income	Total Revenue	Expenses	NOI
300 E 10th St	\$294,667.86	\$0.00	\$294,667.86	\$0.00	\$294,667.86
2 Wesley Ave	\$131,840.95	\$0.00	\$131,840.95	\$0.00	\$131,840.95
960 Asbury Ave	\$131,664.78	\$0.00	\$131,664.78	\$0.00	\$131,664.78
819 Shore Road	\$129,611.07	\$0.00	\$129,611.07	\$0.00	\$129,611.07
737 Shore Road	\$125,225.79	\$0.00	\$125,225.79	\$0.00	\$125,225.79
501 9th Street	\$111,363.18	\$0.00	\$111,363.18	\$0.00	\$111,363.18
17 E Connecticut	\$89,085.91	\$0.00	\$89,085.91	\$0.00	\$89,085.91
1020 Asbury Ave	\$81,395.09	\$0.00	\$81,395.09	\$0.00	\$81,395.09

1200 Asbury Ave	\$72,936.70	\$0.00	\$72,936.70	\$0.00	\$72,936.70
107 E 12th Street	\$45,797.44	\$0.00	\$45,797.44	\$0.00	\$45,797.44
1050 Bay Ave	\$10,448.59	\$0.00	\$10,448.59	\$0.00	\$10,448.59
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	\$1,224,037.36	\$0.00	\$1,224,037.36	\$0.00	\$1,224,037.36

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: $DSCR = \text{Annual NOI} \div \text{Annual Debt Service}$