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AXOS BANK

Income Property Lending
Apartment Operating History

Instructions

1. Provide a complete itemized operating history for the previous two full years ending 12/31 and the current year to date.
   a. If the property is new or newly renovated and no historical information is available, provide a complete year-to-date operating history from time of construction/renovation and a 12-month pro forma.
2. You may attach or provide your own form of itemized operating history or provide the Schedule E from your Federal Income Tax Return for each requested year. The operating history must include all of the information requested on this form.
3. Sign, date, and print your name and title in the area below or on the provided operating history or Schedule E.
   a. For purchase transactions, a seller-provided operating history is required.

Property Address: 2222-2232 E Anaheim St, Long Beach, CA 90804 - 5 storefronts

	12/31 Year End 2024	12/31 Year End 2025	Month YTD 2026 Jan-Sep (9 mo)
Annual Income			
Rent Collected	91,671	93,533	74,591
Laundry Income	0	0	0
Parking Income	0	0	0
Storage Income	0	0	0
Other *(please describe)* :			
Pass-through charges less concessions	0	0	0
Total Income Collected	88,117	93,533	74,591
Annual Expenses			
Taxes			
Insurance			
Utilities *(including garbage and cable TV)*	3,944	3,057	2,367
Management			
Resident Manager	6,433	6,547	5,221
Offsite Manager		0	0
Advertising/Telephone		0	0
Licenses	160	175	13
	4,521	3,971	100
Building Maintenance and Repair			
Pest Control, Painting, and Decorating	1,355	5,291	0
Cleaning/Supplies	531	540	4,950
Gardener		0	0
Pool Service/Elevator Maintenance	1,200	1,200	900
Other *(please describe)* :		0	0
Tax & insurance: Axos escrow, whole parcel			
Total Annual Expenses *(if mastered metered, please indicate)*	18,144	20,781	13,551
Net Operating Income *(total income minus total expenses)*	69,973	72,751	61,040
Capital Expenditures *(non-recurring expenses)* *(please describe below or on attachment)*		18,144	
Total Capital Expenditures		0	0
Total Expenses *(total annual expenses and total capital expenditures)*		20,781	13,551

☑ See attached operating history dated REMS statements 2024, 2025 ar

I have personally prepared or reviewed the information herein or on the attached and certify that it is true and correct.

09/28/2026
Date

Applicant's Signature

Frederick M. Reinstein, General Partner, Reinstein Enterprises LP

Applicant's Printed Name and Title