

MONTH END REPORT

Company Name

April 2023

PREPARED BY



This report provides an analysis and evaluation of the current and prospective profitability, Different methods of analysis are included to show health and trends within the business. Other ratios may also be included that are based on various accounts or calculations.

The report seeks to shows the prospects of the company in its current position while showing historical trends. The report also admits the fact that some analysis conducted has limitations because of the vast amounts of variables that may be related or unrelated to the business.

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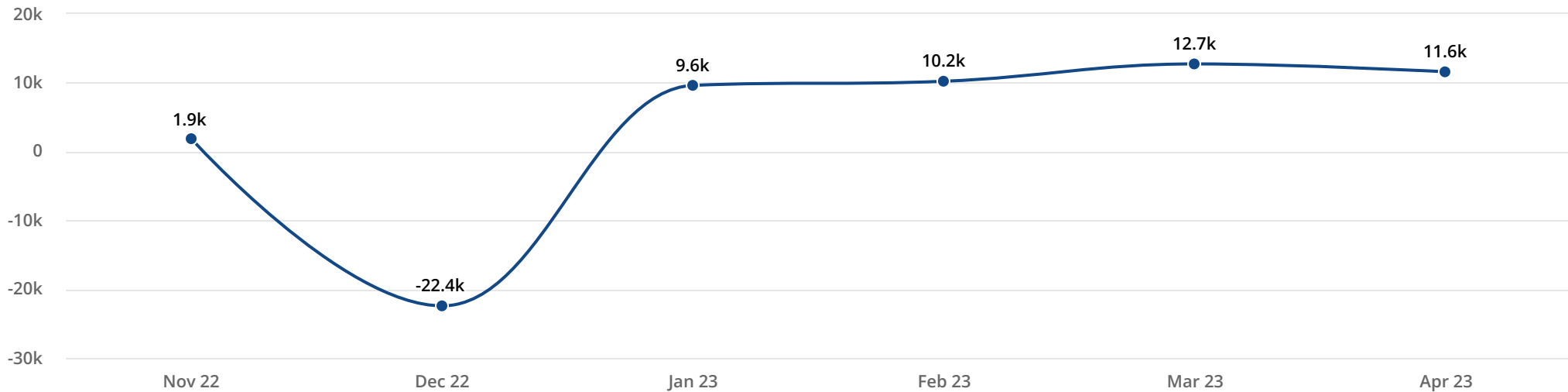
Report Disclaimer

The information contained in this report is provided for informational purposes only. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with the cash basis of accounting. While we use reasonable efforts to furnish accurate and up-to-date information, we do not warrant that any information contained in or made available through this report is accurate, complete, reliable, current or error-free. We assume no liability or responsibility for any errors or omissions in the content of this report or delivered information.

Profit & Loss Summary

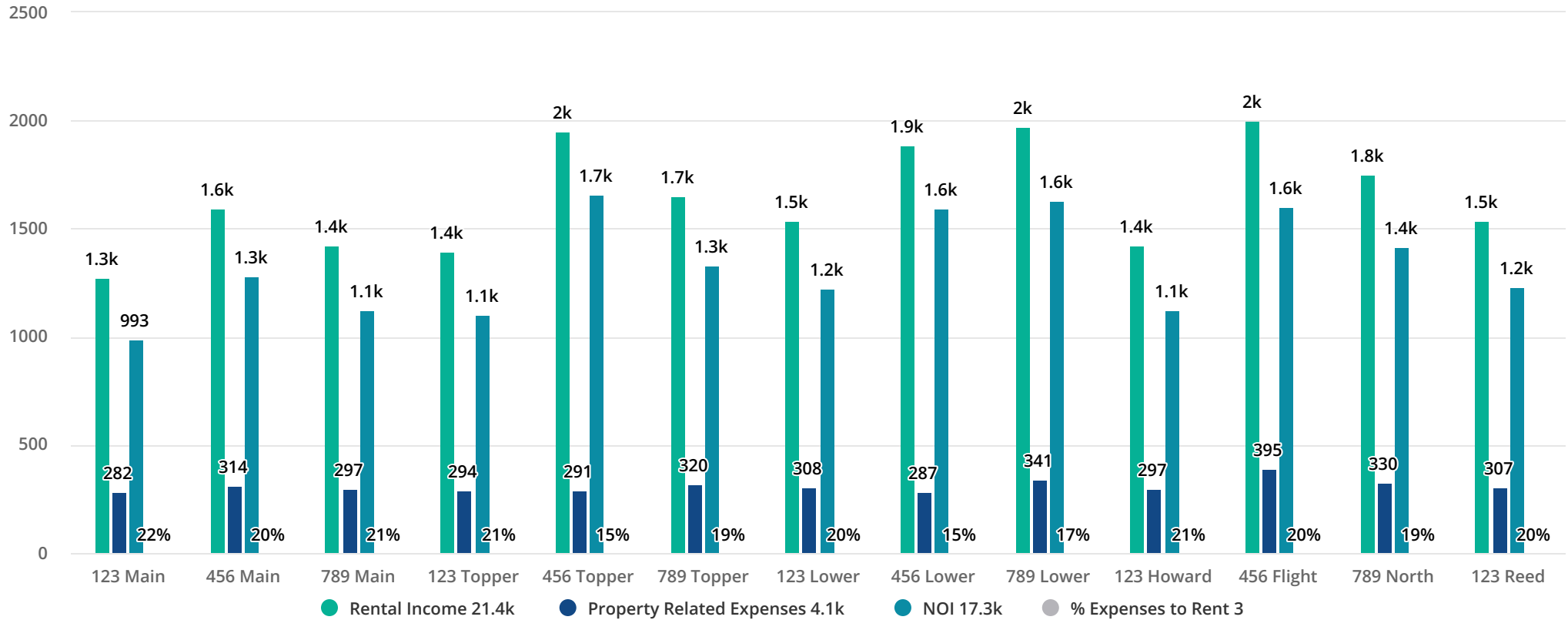
	Current Month	Prior Month	2023 YTD	2022 YTD
Total Income	21,395	23,398	83,586	74,250
Property Expenses Less Interest	4,066	4,899	16,245	9,792
Net Operating Income (NOI)	17,329	18,499	67,342	64,458
% Expenses to Rent	19%	21%	19%	13%
Overhead Expenses	209	244	1,007	1,989
Other Income	594	594	2,378	2,402
Other Expense Includes Interest	6,129	6,115	24,551	25,037
Net Profit	11,586	12,735	44,162	39,834

Net Profit Summary



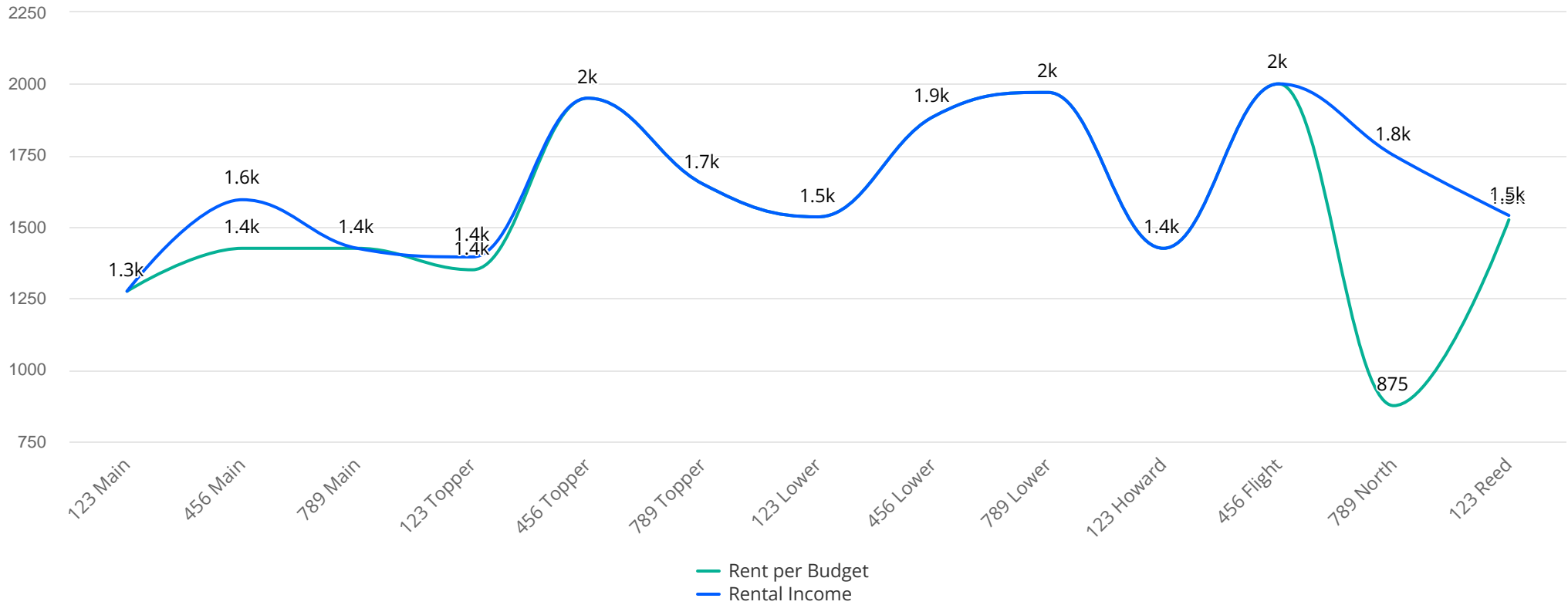
(\$22K) in Dec is from real estate taxes paid.

Overall Property Performance for Current Month



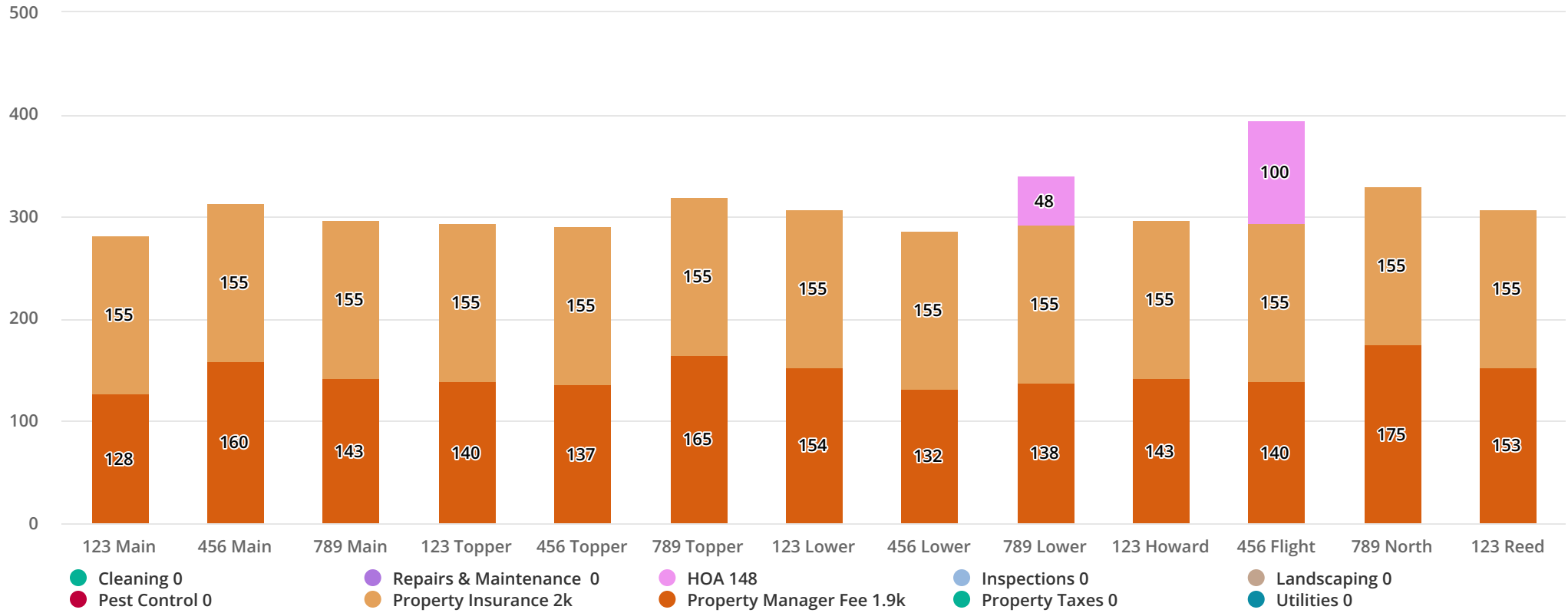
Property related expenses no significant changes from prior month. NOI is in good standing.

Rental Income to Budget for Current Month



456 Main, 123 Topper, and 789 North rental income is more than budgeted due to payments on prior month delinquencies

Property Expenses for Current Month



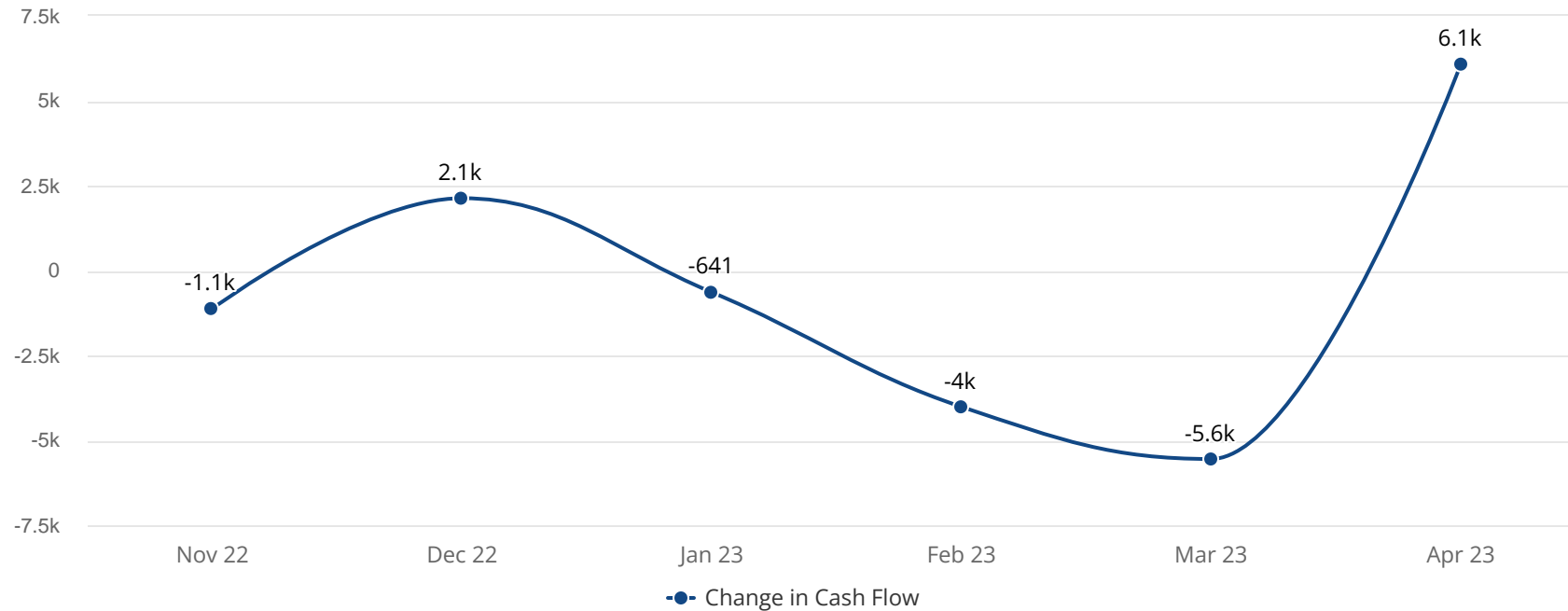
Assets & Liabilities

	123 Main	456 Main	789 Main	123 Topper	456 Topper	789 Topper	123 Lower	456 Lower	789 Lower	123 Howard	456 Flight	789 North	123 Reed	456 Dove	Operating	Total
Bank Accounts															23,567	23,567
Lender Reserve Escrow														-3,624		-3,624
Funds Held by PM					300			300	300		300		30	1,230		1,230
Fixed Assets	81,657	115,531	92,773	94,151	157,123	123,668	110,283	132,439	172,187	86,700	163,800	149,135	120,966	1,600,414	19,306	1,619,720
Assets	81,657	115,531	92,773	94,151	157,423	123,668	110,283	132,739	172,487	86,700	164,100	149,135	120,996	1,598,021	42,873	1,640,893
Credit Card															197	197
Tenant Security Deposits						1,125	1,250			1,425				3,800		3,800
Portfolio Loan														1,724,777		1,724,777
Loan Payable															118,976	118,976
Liabilities						1,125	1,250			1,425				1,728,577	119,173	1,847,750

Cash Flows Summary

	Nov 22	Dec 22	Jan 23	Feb 23	Mar 23	Apr 23
Operating Activities	7,810	8,868	6,784	5,945	7,442	9,057
Investing Activities			24		-24	
Financing Activities	-8,930	-6,739	-7,449	-9,959	-12,969	-2,979
Net Cash Change For Period	-1,120	2,129	-641	-4,014	-5,551	6,078

Change in Cash Flow



Profit and Loss
 Company Name
 As of April 30th, 2023

	Current MTD	2023 YTD	2022 YTD
Income			
Rental Income			
Rental Income	21,395	82,451	74,250
Security Deposit Income		1,135	
Total Rental Income	21,395	83,586	74,250
Total Income	21,395	83,586	74,250
Cost of Goods Sold			
Cleaning		730	
General		170	1,247
Contractor Labor		2,095	
Materials		1,248	
Total General		3,513	1,247
HOA	148	647	670
Landscaping		300	
Property Insurance	2,014	3,644	
Property Manager Fee	1,904	7,411	7,491
Property Taxes			384
Total Cost of Goods Sold	4,066	16,245	9,792
Gross Profit	17,329	67,342	64,458
Expense			
General Expenses			
Bank Charges & Fees	2	110	185
Dues & Subscriptions	207	897	611
Operating Insurance			1,192
Total General Expenses	209	1,007	1,989
Total Expense	209	1,007	1,989
Net Operating Income	17,120	66,335	62,469
Other Income			
Interest Income	594	2,378	2,402
Total Other Income	594	2,378	2,402
Other Expense			
Interest Paid	370	1,486	1,516
Property Interest	5,759	23,065	23,520
Total Other Expense	6,129	24,551	25,037
Net Profit	11,586	44,162	39,834

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Profit and Loss by Month

Company Name

As of April 30th, 2023

	Nov 22	Dec 22	Jan 23	Feb 23	Mar 23	Apr 23
Income						
Rental Income						
Rental Income	22,385	20,565	19,030	19,763	22,263	21,395
Security Deposit Income					1,135	
Total Rental Income	22,385	20,565	19,030	19,763	23,398	21,395
Total Income	22,385	20,565	19,030	19,763	23,398	21,395
Cost of Goods Sold						
Cleaning				180	550	
General				170		
Contractor Labor	230	307	389	1,172	535	
Materials			1,015		232	
Total General	230	307	1,404	1,342	767	
HOA	45	45	403	48	48	148
Landscaping				300		
Property Insurance					1,630	2,014
Property Manager Fee	1,831	1,865	1,778	1,825	1,904	1,904
Property Taxes	12,274	34,907				
Total Cost of Goods Sold	14,381	37,123	3,585	3,695	4,899	4,066
Gross Profit	8,004	-16,558	15,445	16,068	18,499	17,329
Expense						
General Expenses						
Bank Charges & Fees	65	104	37	34	37	2
Dues & Subscriptions	495	200	223	260	207	207
Total General Expenses	560	304	260	294	244	209
Total Expense	560	304	260	294	244	209
Net Operating Income	7,444	-16,863	15,185	15,774	18,255	17,120
Other Income						
Interest Income	600	600	594	594	594	594
Total Other Income	600	600	594	594	594	594
Other Expense						

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Profit and Loss by Month

Company Name

As of April 30th, 2023

	Nov 22	Dec 22	Jan 23	Feb 23	Mar 23	Apr 23
Interest Paid	374	373	372	372	371	370
Property Interest	5,804	5,795	5,786	5,777	5,744	5,759
Total Other Expense	6,178	6,168	6,158	6,149	6,115	6,129
Net Profit	1,866	-22,431	9,621	10,220	12,735	11,586

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Balance Sheet

Company Name
As of April 30th, 2023

	Current Month	Prior Month	2022
Assets			
Current Assets			
Bank Accounts			
Checking (1234)	23,567	17,489	7,074
Total Bank Accounts	23,567	17,489	7,074
Other Current Assets			
Lender Reserve Escrow	-3,624	-6,335	-32,695
PM Reserves			
Funds Held by PM	1,230	1,215	35
Total PM Reserves	1,230	1,215	35
Total Other Current Assets	-2,394	-5,120	-32,660
Total Current Assets	21,173	12,369	-25,585
Fixed Assets			
Buildings	1,362,135	1,362,135	1,368,350
Building Improvements	8,563	8,563	
Land	367,051	367,051	367,051
Accumulated Depreciation	-118,028	-118,028	-118,028
Total Fixed Assets	1,619,720	1,619,720	1,617,373
Total Assets	1,640,893	1,632,089	1,591,787
Liabilities and Equity			
Liabilities			
Current Liabilities			
Credit Card			
Credit Card - Main - 12346	197	762	1,654
Credit Card - Secondary - 4567		-762	
Total Credit Card	197		1,654
Other Current Liabilities			
Tenant Security Deposits	3,800	3,800	
Total Other Current Liabilities	3,800	3,800	
Total Current Liabilities	3,997	3,800	1,654
Long- Term Liabilities			
Real Estate Mortgage			
Portfolio Loan 1	1,724,777	1,727,546	1,757,405
Total Real Estate Mortgage	1,724,777	1,727,546	1,757,405
Loan Payable	118,976	119,186	121,448
Total Long Term Liabilities	1,843,753	1,846,732	1,878,853
Total Long- Term Liabilities	1,843,753	1,846,732	1,878,853
Total Liabilities	1,847,750	1,850,532	1,880,508
Equity			
Partner 1 Equity	124,337	124,337	124,337
Contributions	168,000	168,000	150,000
Distributions	-105,616	-105,616	-54,862
Total Partner 1 Equity	186,721	186,721	219,475
Investment in Related Entities			

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Balance Sheet
 Company Name
 As of April 30th, 2023

	Current Month	Prior Month	2022
Investment in Company	-760,241	-760,241	-760,241
Total Investment in Related Entities	-760,241	-760,241	-760,241
Partner 2 Equity	134,698	134,698	134,698
Contributions	200,000	200,000	200,000
Distributions	-124,462	-124,462	-122,486
Total Partner 2 Equity	210,235	210,235	212,211
Net Income	44,162	32,576	39,834
Retained Earnings	112,266	112,266	
Total Equity	-206,857	-218,442	-288,720
Total Liabilities and Equity	1,640,893	1,632,089	1,591,787

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Statement of Cash Flows

Company Name

As of April 30th, 2023

	Current Month	2023 YTD	2022 YTD
Operating Activities			
Net Income	11,586	44,162	39,834
Adjustments to Net Income			
Credit Card - Main - 1234	-565	-3,353	4,987
Credit Card - Secondary - 5678	762	3,550	
Lender Reserve Escrow	-2,711	-15,255	35,120
PM Reserves:Funds Held by PM	-15	125	-35
Total Adjustments to Net Income	-2,529	-14,934	40,072
Total Operating Activities	9,057	29,228	79,906
Investing Activities			
Building Improvements		-6,215	
Buildings		6,215	
Earnest Money Deposit			113,150
Total Investing Activities			113,150
Financing Activities			
Partner Equity 1			124,337
Partner Equity 1:Contributions		10,000	-176,691
Partner Equity 1:Distributions		-31,500	-54,862
Investment in Related Entities:Company			-525,703
Long Term Liabilities:Real Estate Mortgage:Portfolio Loan	-2,769	-11,021	-10,590
Long Term Liabilities:Loan Payable	-210	-834	-804
Partner Equity 2			134,698
Partner Equity 2:Contributions			-153,915
Partner Equity 2:Distributions			-122,486
Retained Earnings			421,571
Total Financing Activities	-2,979	-33,355	-364,445
Net Cash Increase For Period	6,078	-4,128	-171,389

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