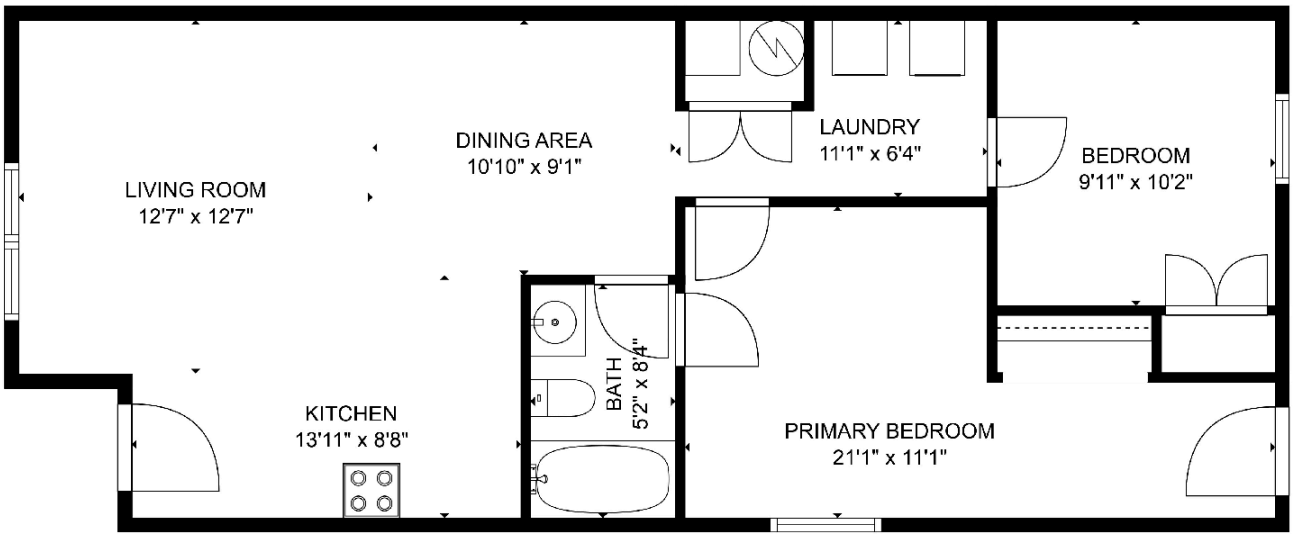


Total scanned area: 840 sq. ft

Sizes and measurements are approximate. Actual may vary.

Rent Roll

As of 6/12/2024, All rentals, Current leases, All units

Prepared By: AIM PROPERTIES
211 Montaño Road Northwest
Suite A
Albuquerque, NM 87107

								Recurring					
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
409 Indiana Street Southeast													
A	[redacted]	11/1/2022	at-will	1 Bed/ -	Monthly	11/1/2022	996.00	996.00	0.00	996.00	0.00	0.00	1,095.60
B	[redacted]	2/20/2024	2/28/2025	2 Bed/1 Bath	Monthly	2/20/2024	900.00	906.50	0.00	906.50	900.00	0.00	0.00
C	[redacted]	4/23/2024	4/30/2025	2 Bed/1 Bath	Monthly	4/23/2024	1,200.00	1,206.50	0.00	1,206.50	0.00	0.00	2,141.15
D	VACANT			2 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
Total for 409 Indiana Street Southeast							**$3,096.00**	**$3,109.00**	**$0.00**	**$3,109.00**	**$900.00**	**$0.00**	**$3,236.75**
413 Indiana Street Southeast													
A	[redacted]	4/18/2024	4/30/2025	1 Bed/1 Bath	Monthly	4/18/2024	850.00	856.50	0.00	856.50	850.00	0.00	6.55
B	VACANT			2 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
C	[redacted]	11/1/2022	5/31/2025	1 Bed/1 Bath	Monthly	6/1/2024	700.00	706.50	0.00	706.50	0.00	0.00	6.50
D	[redacted]	11/1/2022	4/30/2025	1 Bed/1 Bath	Monthly	5/1/2024	825.00	831.50	0.00	831.50	0.00	0.00	107.00
Total for 413 Indiana Street Southeast							**$2,375.00**	**$2,394.50**	**$0.00**	**$2,394.50**	**$850.00**	**$0.00**	**$120.05**
633 Louisiana Boulevard Southeast													
A	[redacted]	12/15/2022	at-will	- /1 Bath	Monthly	12/15/2022	940.00	940.00	0.00	940.00	0.00	0.00	1,034.00
B	[redacted]	12/15/2022	at-will	- /1 Bath	Monthly	6/1/2024	700.00	706.50	0.00	706.50	0.00	0.00	0.00
C	[redacted]	12/15/2022	at-will	- /1 Bath	Monthly	6/1/2024	750.00	750.00	0.00	750.00	0.00	0.00	0.00
D	[redacted]	12/15/2022	at-will	- /1 Bath	Monthly	12/15/2022	750.00	750.00	0.00	750.00	0.00	0.00	0.00

Rent Roll

As of 6/12/2024, All rentals, Current leases, All units

Prepared By: AIM PROPERTIES
211 Montaño Road Northwest
Suite A
Albuquerque, NM 87107

								Recurring					
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
Total for 633 Louisiana Boulevard Southeast							**$3,140.00**	**$3,146.50**	**$0.00**	**$3,146.50**	**$0.00**	**$0.00**	**$1,034.00**
637 Louisiana Boulevard Southeast													
A	[redacted]	12/15/2022	at-will	- /1 Bath	Monthly	12/15/2022	700.00	700.00	0.00	700.00	0.00	0.00	442.00
B	[redacted]	12/15/2022	at-will	- /1 Bath	Monthly	6/1/2024	800.00	806.50	0.00	806.50	0.00	0.00	0.00
C	[redacted]	4/20/2023	11/30/2024	1 Bed/1 Bath	Monthly	12/1/2023	915.00	921.50	0.00	921.50	895.00	0.00	0.00
D	[redacted]	12/15/2022	at-will	- /1 Bath	Monthly	12/15/2022	700.00	700.00	0.00	700.00	0.00	0.00	0.00
Total for 637 Louisiana Boulevard Southeast							**$3,115.00**	**$3,128.00**	**$0.00**	**$3,128.00**	**$895.00**	**$0.00**	**$442.00**

Rent Roll

As of 6/12/2024, All rentals, Current leases, All units

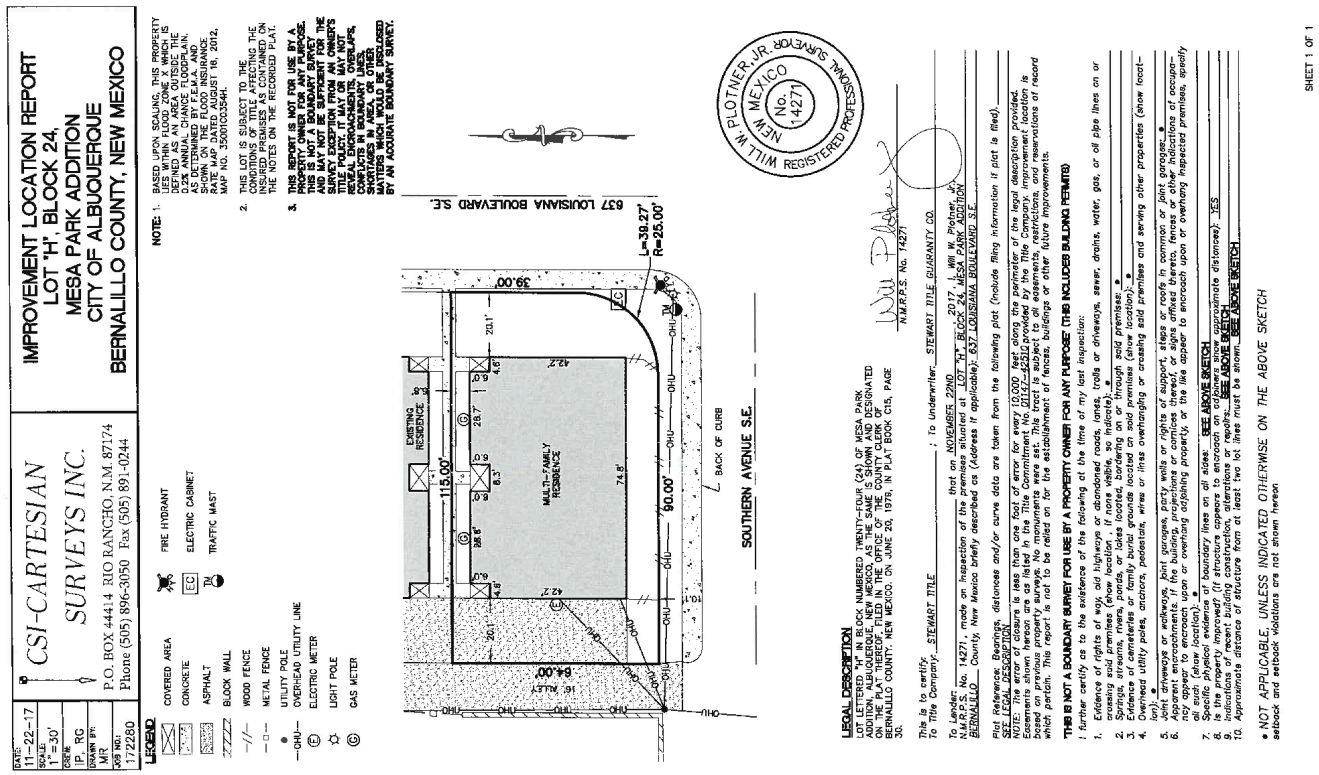
Prepared By: AIM PROPERTIES
211 Montaño Road Northwest
Suite A
Albuquerque, NM 87107

Grand totals

	Amount
Market rent	$0.00
Rent	$11,726.00
Recurring charges	$11,778.00
Recurring credits	$0.00
Deposits held	$2,645.00
Balance due	$4,832.80

Summary by bed/bath		Occupancy			Square Feet		Market Rent		
Bed/Bath	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
1 Bed/ -	1	0	1	100.00%					
2 Bed/1 Bath	4	2	2	50.00%	3,200	800			
1 Bed/1 Bath	4	0	4	100.00%					
- /1 Bath	7	0	7	100.00%					
Totals and averages	**16**	**2**	**14**	**87.50%**	**3,200**	**800**			

Summary by property		Occupancy			Square Feet		Market Rent		
Property	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
409 Indiana Street Southeast	4	1	3	75.00%	2,400	800			
413 Indiana Street Southeast	4	1	3	75.00%	800	800			
633 Louisiana Boulevard Southeast	4	0	4	100.00%					
637 Louisiana Boulevard Southeast	4	0	4	100.00%					
Totals and averages	**16**	**2**	**14**	**87.50%**	**3,200**	**800**			



(Improvement Location Report) (13258)

633 LOUISIANA BLVD., SE

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or oil pipe lines on or crossing said premises (show location, if none visible, so indicate): NONE

2. Springs, streams, rivers, ponds, or lakes bordering on or crossing said premises: NONE

3. Evidence of cemeteries or family burial grounds located on said premises (show location): NONE

4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): SEE DRAWING

5. Joint driveways or walkways, joint garages, party walls, right of access, support, steps or roofs used in common or joint garages, (show location): SEE DRAWING - COMMON SIDEWALK

6. Apparent encroachments. If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupation appear to encroach up on or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location).

NONE

7. Specific physical evidence of boundary line of all sides:

SEE DRAWING

8. Is the property improved? (If structures appear to encroach or appears to violate set back lines, show approximate distances):

EXISTING APARTMENTS

9. Indications of recent building construction, alterations or repairs: NONE

10. Approximate distances of structures from at least two lot lines must be shown: SEE DRAWING

MARK A. WILLIAMS NEW MEXICO 9777 REGISTERED PROFESSIONAL SURVEYOR

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is true and correct, to the best of my knowledge. No corners set, not a boundary survey and may not reveal matters which would be determined by a boundary survey. For Improvement Location Report only, not intended for any other purpose or use by anyone.

Mark A. Williams, N.M.P.S. #9777 — Date 5/23/13

633

SureClose

(13258)

THIS IS

TO TITLE SURANCE COMPANY

TO UNDER UNIVERSITY NATIONAL TITLE INSURANCE COMPANY

TO LENDER: NONE PROVIDED

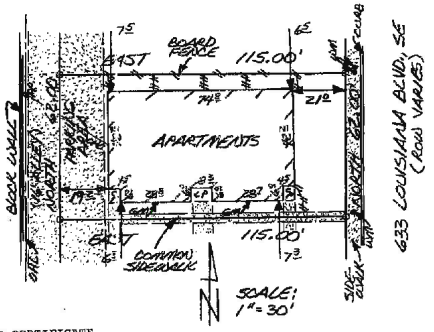
that on MAY 20, 2013, I made an inspection of the premises situated in ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO being briefly described as: 633 LOUISIANA BLVD., SE

The minimum error of closure is one foot for every 10,000 feet ± along the perimeter of the legal description provided.
Easements shown hereon are as shown plat of record and as provided by the Title Co., in Title Commitment: FT000120302
Effective Date: MAY 08, 2013

REFERENCE:
Bearings, distances and/or curve data are taken from the following plat, deed or legal description, as provided by the title company. No corners set for Improvement Location Report only.

LEGAL DESCRIPTION:

LOT LETTERED 'G' IN BLOCK NUMBERED TWENTY-FOUR (24) OF MESA PARK ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 20, 1979, IN VOLUME C15, FOLIO 30.



FLOOD CERTIFICATE
Subject property is located outside the 100-year floodplain, as shown on the flood Insurance Rate Map for Albuquerque, Bernalillo County, New Mexico, community panel 35001C 0354H.

EXISTING IMPROVEMENTS ONLY SHOWN HEREON. NO CORNERS SET, NOT A BOUNDARY SURVEY AND MAY NOT REVEAL MATTERS WHICH WOULD BE DETERMINED BY A BOUNDARY SURVEY. FOR IMPROVEMENT LOCATION REPORT ONLY, NOT INTENDED FOR ANY OTHER PURPOSE OR USE BY ANYONE.

MARK A. WILLIAMS, P.S.
8100-M4 WYOMING BLVD., NE #164
ALBUQUERQUE, NEW MEXICO 87113
(505) 250-2142
FAX 856-5018

FIDELITY NATIONAL TITLE
2155 LOUISIANA BLVD., STE. 1200
ALBUQUERQUE, NEW MEXICO 87110

ATTN.: MARILYN 5-23-13

FT000120902 INVOICE NO. 13258

IMPROVEMENT LOCATION REPORT -

LOT "G", BLOCK 24 OF
MESA PARK ADDITION
633 LOUISIANA BLVD., SE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

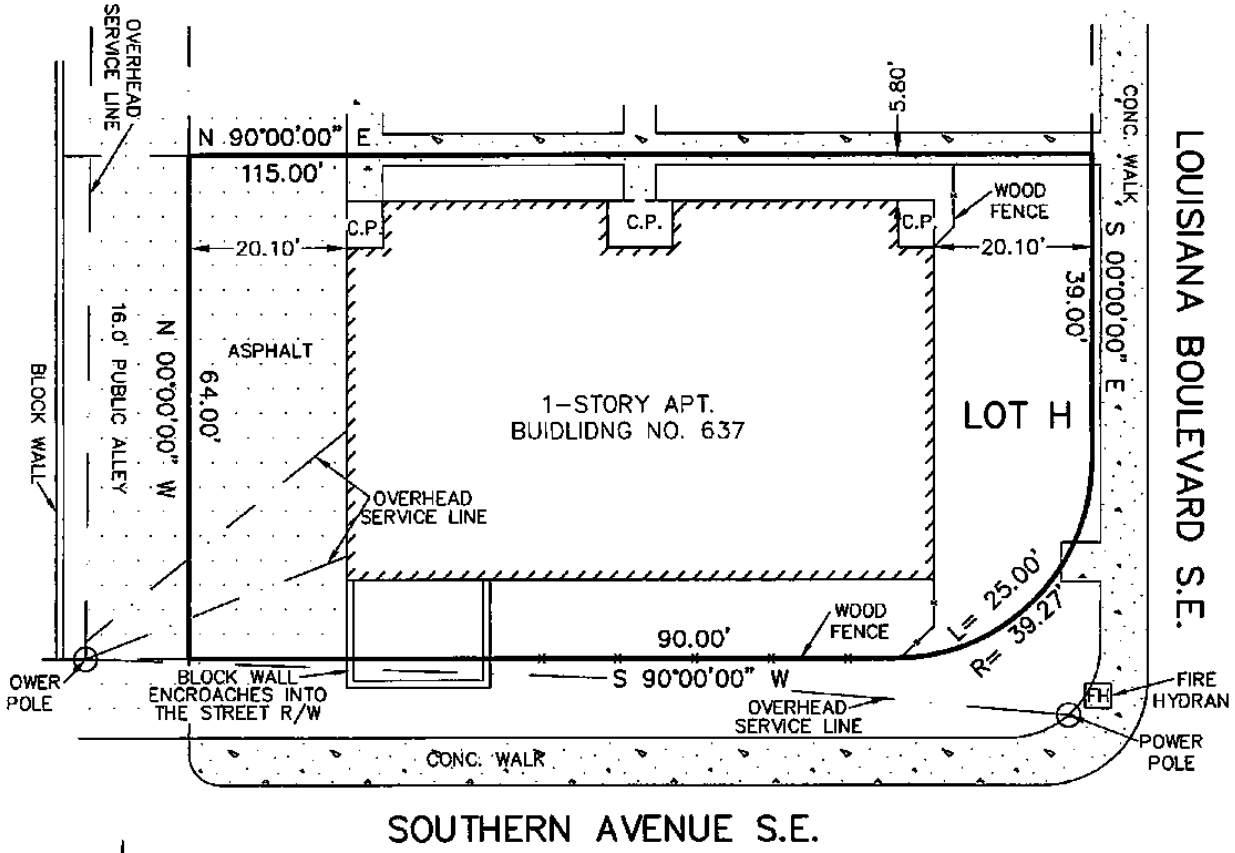
	$ 200.00
TAX	14.00
TOTAL	$ 214.00

PLEASE FEEL FREE TO CALL IF I CAN BE OF FURTHER SERVICE.

EXHIBIT A
IMPROVEMENT LOCATION REPORT

LEGAL DESCRIPTION:

LOT LETTERED "H" IN BLOCK NUMBERED TWENTY-FOUR (24) OF MESA PARK ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 20, 1979, IN PLAT BOOK C15, PAGE 30.



SCALE 1" = 20'
DRAWN BY: EAC
11/01/2022
22-0865.DWG

THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNERS TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY

HARRIS SURVEYING, INC.
1308 CIELO VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048
PHONE: (505) 250-2273
E-MAIL: harrissurveying51@gmail.com

IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY:
TITLE COMPANY *CENTRIC TITLE & ESCROW* *UNDERWRITER*
LENDER *N/A* *that on* *NOVEMBER 01, 2022*
I made an inspection of the premises situated at *637 LOUISIANA BOULEVARD S.E.*
ALBUQUERQUE , *BERNALILLO* *County, New Mexico*
PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat. (including filing information if the plat is a filed plat).
PLAT NAME *MESA PARK ADDITION*
Filing Date, *JUNE 20, 1979* *Volume* *C15* *Folio:* *30*

GENERAL NOTES:
The error of closure for this property is one (1) foot of error for every *N/A* *feet along the perimeter of the legal description provided.*
Easements shown hereon are listed in the Title Commitment No *N/A* *provided by the Title Insurance Company shown above.*
See Exhibit "A" to the Improvement Location Report for a complete Legal Description and Sketch of the property in question. (Page 2 of 2)
Improvement location is based on previous property surveys. No monuments were set with this inspection report.
This Tract is subject to all Easements, Restrictions and Reservations of record which pertain to the property in question.
This report is not to be relied upon for the establishment of fences, buildings and/or other future improvements.

I FURTHER CERTIFY as to the existence of the following at the time of said inspection:

1: Evidence of rights-of-ways, old highways or abandoned roads, lanes, trails or driveways sewer drains, water, gas or oil pipelines on or crossing the property in question.
NONE

2: Springs, streams, rivers, ponds or lakes located on or bordering on or through the property in question.
NONE

3: Evidence of cemeteries or family burial grounds located on the property in question.
NONE

4: Overhead Utility poles, anchors, pedestals, wires or lines overhanging or crossing the property in questions and serving other properties.
SEE SKETCH

5: Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common:
SEE SKETCH

6: Apparent encroachments. If buildings, projections or cornices thereof, or signs affixed thereto, fences, walls or other indications of occupancy appear to encroach upon or overhang adjoining property or the like appear to encroach upon or overhanging the property in question.
SEE SKETCH IF ANY

7: Specific physical evidence of boundary lines on all sides of the property in question.
SEE SKETCH (PAGE 2 OF 2)

8. Is the property in question improved?
YES

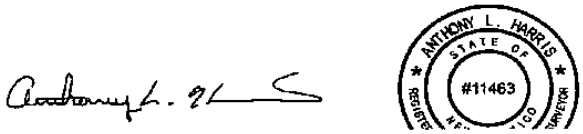
9: Indications of recent building construction, alterations or repairs:
NONE

10: Approximate distances of structure or structures from at least two (2) property lines.
SEE SKETCH (PAGE 2 OF 2)

Anthony L. Harris (Surveyor) N.M.P.M. # 11463

The above information is based on boundary information taken from a previous survey and may not reflect that which may be disclosed by a boundary Survey.

Page 1 of 2



Gmail

Nikki Bronstorp <nikki.coldwellbl@gmail.com>

updates to 4 buildings

Daniel Edelson <dredelson@gmail.com>
To: Nikki Bronstorp Ashford <nikki.coldwellbl@gmail.com>

Wed, May 29, 2024 at 11:49 AM

As of today...

SUM of Amount	*Building*				
Category	409	413	633	637	Grand Total
Appliances	$2,843.17	$5,241.10	$3,041.45	$3,386.00	$14,511.71
Improvements	$27,877.07	$1,730.38		$11,364.54	$40,971.99
Landscaping	$288.36	$288.36	$420.05	$400.62	$1,397.38
Legal		$229.42		$114.71	$344.13
Pest	$436.04	$436.21	$290.75	$209.87	$1,372.87
Repairs	$2,806.44	$6,403.06	$2,319.85	$3,631.68	$15,161.03
Grand Total	**$34,251.08**	**$14,328.53**	**$6,072.10**	**$19,107.42**	**$73,759.11**

Category	Building	Unit	Date	Item #	Vendor	Notes	Amount	Details
Repairs	409		10/27/2022	Check	Man Maid LLC	3103	$82.14	
Appliances	413		11/7/2022	Check	Man Maid LLC	3127	$313.24	Water heater repair
Repairs	409	C	11/9/2022	Check	Man Maid LLC	3141	$400.37	A/C conversion
Repairs	413		11/9/2022	Check	Man Maid LLC	3138	$399.86	A/C conversion
Repairs	409		12/2/2022	Check 15390	The Bug Guy	Invoice 4639	$145.46	
Pest	413		12/2/2022	Check 15390	The Bug Guy	Invoice 4640	$145.46	
Repairs	409	D	1/3/2023	Check 15472	Schmidt Electrical	10207	$131.57	Electrical switch replacement
Repairs	409	D	1/12/2023	Check	Man Maid LLC	3333	$173.32	Plumbing repair (snake)
Repairs	633		1/12/2023	Check	Man Maid LLC	3336	$117.41	Sensor light repair
Repairs	409	D	2/3/2023	Check	Man Maid LLC	3383	$420.36	Replace ceiling fan, snake drain
Appliances	413	B	2/6/2023	Check 15524	CP & Sons Appliance Repair	7058	$64.65	Fridge diagnostics
Repairs	413	A	2/10/2023	Check 0	Man Maid LLC	3417	$92.42	Water heater service
Repairs	413		2/10/2023	Check 0	Man Maid LLC	3414	$557.60	Replace motion sensor. Yard maintenance.
Improvements	637	C	2/14/2023	Check	Man Maid LLC	3425	$9,812.08	Unit C remodel. paint, screens, doors, stove counters faucets blinds toilet seats cabinet repair etc
Appliances	413		3/3/2023	Check 15585	Family Appliance	205	$343.40	Refrigerator
Appliances	413	A	3/6/2023	Check 15603	Rocketman Plumbing LLC	11241637	$215.50	Replace furnace thermocouple
Repairs	633		3/6/2023	Check 15603	Rocketman Plumbing LLC	11241649	$129.30	
Repairs	413	A	3/9/2023	Check	Man Maid LLC	3458	$92.42	Water heater service
Repairs	413	A	3/13/2023	Check 15617	Rocketman Plumbing LLC	112441752	$161.63	Furnace repair
Repairs	633	D	3/13/2023	Check 15617	Rocketman Plumbing LLC	11241676	$700.38	Gas valve replacement at water heater
Repairs	637	A	3/23/2023	Check	Man Maid LLC	3477	$150.38	Snake drain. Plumbing repairs
Repairs	637	C	3/23/2023	Check	Man Maid LLC	3466	$782.09	clean and renovate, new trim, caulk, bulbs, drywall repair
Appliances	637		4/3/2023	Check 15649	Appliance Liquidators	3108494	$699.29	New range Amana ACR4303MFW
Appliances	413	D	4/11/2023	Check 15696	CP & Sons Appliance Repair	7158	$311.63	Range repair
Repairs	637	C	5/1/2023	Check	Man Maid LLC	Multiple	$453.03	New locksets
Pest	409		5/9/2023	Check 15812	The Bug Guy	4770	$145.46	
Appliances	409		5/9/2023	EFT	Man Maid LLC	AC	$378.29	Air conditioning conversion
Pest	413		5/9/2023	Check 15812	The Bug Guy	4771	$145.46	
Appliances	413		5/9/2023	EFT	Man Maid LLC	AC	$378.29	Air conditioning conversion
Pest	633		5/9/2023	Check 15812	The Bug Guy	4772	$145.46	
Appliances	633		5/9/2023	EFT	Man Maid LLC	AC	$1,386.29	New AC conversion
Repairs	637		5/9/2023	Check 15812	The Bug Guy	4773	$145.46	
Improvements	637		6/8/2023	Check 15758	Schmidt Electrical	10558	$1,552.46	Electrical upgrades, main service
Repairs	633		6/27/2023	Check	Man Maid LLC	3619	$91.05	
Repairs	413		7/6/2023	Check	Man Maid LLC	Multiple	$145.25	
Repairs	633		7/7/2023	Check 15791	Schmidt Electrical	10626	$199.86	breaker replacement, panel repair
Appliances	409	B	7/18/2023		Man Maid LLC	3660	$226.16	A/C pump
Appliances	409	C	7/18/2023		Man Maid LLC	3682	$204.96	A/C service
Appliances	409	C	7/18/2023		Man Maid LLC	AC	$204.96	AC service
Appliances	409	D	7/18/2023		Man Maid LLC	3683	$216.47	A/C service
Appliances	409	D	7/18/2023		Man Maid LLC	AC	$216.47	AC service
Repairs	633	B	7/18/2023	Check	Man Maid LLC	3672	$527.94	installed new exhaust fan, repaired A/C and toilet
Appliances	633	D	7/18/2023	Check	Man Maid LLC	3688	$297.21	A/C service
Appliances	637	C	7/18/2023	Check	Man Maid LLC	3685	$214.65	A/C pump repair
Appliances	637	C	7/18/2023	Check	Man Maid LLC	3686	$189.19	A/C service

Repairs	637		8/10/2023	Check	Man Maid LLC	3726	$113.27	
Landscaping	637		8/10/2023	Check	Man Maid LLC	3727	$400.62	landscape cleanup
Appliances	409		8/23/2023	Check	Man Maid LLC	413D AC	$92.42	A/C
Appliances	413	D	8/31/2023	Check	Man Maid LLC	AC pump	$225.44	
Repairs	633		8/31/2023	Check	Man Maid LLC	exhaust fan	$171.95	exhaust fan and toilet repair
Appliances	413		9/28/2023	Check	Man Maid LLC	AC repair	$97.81	
Appliances	413	C	10/10/2023	Check 15947	Appliance Liquidators	3111664	$829.79	new fridge GE GTE17DTNRWW
Appliances	413		10/10/2023	Check 15950	CP & Sons Appliance Repair	7773	$215.50	Fridge repair
Appliances	637	B	10/10/2023	Check 15947	Appliance Liquidators	3111792	$1,001.98	new range GE JB735SPSS
Appliances	633	C	10/12/2023	Check	Man Maid LLC	AC repair	$235.58	A/C repair
Improvements	409	B	10/31/2023	Check	Man Maid LLC	3901	$18,999.72	Remodel, renovate
Repairs	633		11/6/2023	Check 1696	The Bug Guy	4995	$145.29	
Appliances	409		11/30/2023	Check	Man Maid LLC	AC conversion	$335.14	A/C
Pest	409		12/5/2023	Check 1750	The Bug Guy	4993	$145.29	
Repairs	413	A	12/5/2023	Check 1747	Rocketman Plumbing LLC	11244282	$220.63	Plumbing waste line augur/clean
Repairs	413		12/5/2023	Check 1750	The Bug Guy	4994	$145.29	
Appliances	633	C	12/5/2023	Check 1749	Schmidt Electrical	10987	$240.51	Breaker reset, tighten neutral
Appliances	637	B	12/5/2023	Check 1745	Ricks Plumbing & Heating	2631	$269.69	New disposal
Repairs	637		12/5/2023	Check 1748	Roto Rooter	111317	$204.50	Snaked main line
Repairs	637		12/15/2023	Check 1750	The Bug Guy	4996	$145.29	
Repairs	413		12/22/2023	Vendor Refund	Rocketman Plumbing LLC	Double pmt	-$220.63	
Appliances	413	B	1/4/2024	Check 1803	Ricks Plumbing & Heating	2742	$123.91	Thermostat replacement
Repairs	637		1/4/2024	Check 1805	Roto Rooter	111548	$204.50	Main line clean out
Repairs	637		1/4/2024	Check 1805	Roto Rooter	111993	$204.50	Main line clean out
Appliances	409		1/16/2024	EFT	Man Maid LLC	39401	$109.46	A/C repair
Appliances	633	B	1/16/2024	EFT	Man Maid LLC	39381	$237.43	A/C repair
Appliances	413		1/18/2024	Check 1845	Man Maid LLC	39531	$366.78	A/C Conversions
Appliances	637		1/18/2024	Check 1845	Man Maid LLC	3954	$366.78	A/C Conversions
Improvements	409	C	2/6/2024	1868	Welco Services	409C	$2,500.00	Repair, remodel, renovate
Improvements	409	D	2/6/2024	1868	Welco Services	409D	$2,900.00	Repair, remodel, renovate
Improvements	409	B	2/28/2024	Check	Man Maid LLC	4023	$1,805.29	plumbing, toilets, drywall, locks, door seals, vent covers, cabinet brackets
Improvements	413	A	2/28/2024	Check	Man Maid LLC	4008	$1,730.38	Repair/renovate. Clean. Paint. drywall repair
Repairs	409	B	2/29/2024	Check	Man Maid LLC	4042	$361.38	Clean and touch up
Repairs	413		2/29/2024	Check	Man Maid LLC	4028	$167.92	Re-key
Repairs	413	B	3/4/2024	Check 1960	Mobile Screen and Glass	807126	$551.60	Glass replacement
Repairs	637		3/4/2024	Check 1967	The Bug Guy	5087	$64.58	
Repairs	409	B	3/8/2024	Check 1975	Ricks Plumbing & Heating	2917	$202.87	Furnace service
Repairs	409		3/11/2024	Check	Man Maid LLC	4049	$97.81	
Improvements	409		3/11/2024	Check	Man Maid LLC	4053	$1,672.06	Renovation, wall repair, unit separation
Repairs	413	A	3/11/2024	Check 0	Man Maid LLC	4056	$697.50	Cleaning and repair, items removal
Repairs	637	C	3/11/2024	Check 0	Man Maid LLC	4062	$201.73	toilet repair
Repairs	637		3/11/2024	Check 0	Man Maid LLC	4055	$171.95	
Repairs	409	B	3/19/2024	Check	Man Maid LLC	4076	$173.32	Kitchen leak repair
Repairs	413	A	3/19/2024	Check	Man Maid LLC	4082	$216.46	Shower head replacement
Repairs	633	D	3/19/2024	Check	Man Maid LLC	4077	$236.67	toilet repair
Landscaping	633		3/19/2024	Check	Man Maid LLC	4080	$420.05	
Repairs	413		3/21/2024		Man Maid LLC	Invoice 4106	$437.57	new screen, new locks, smoke detectors
Repairs	409	C	3/22/2024		Man Maid LLC	Invoice 4105	$617.84	rescreen, smoke detectors, tub stopper, fix windows operation, new vent cover
Repairs	413		4/1/2024	Check 2009	Schmidt Electrical	11184	$323.45	Replaced 3 LED light fixtures
Legal	637	B	4/1/2024		Bob's Process Svc	2024368	$114.71	
Repairs	413		4/5/2024	Check 2024	Mobile Screen and Glass	811324	$278.21	Replaced bedroom window
Repairs	413	A	4/17/2024		Man Maid LLC	Invoice 4112	$291.99	new door
Pest	409		4/18/2024		The Bug Guy	invoice 5148	$145.29	
Pest	413		4/18/2024		The Bug Guy	invoice 5149	$145.29	
Pest	633		4/18/2024		The Bug Guy	invoice 5144	$145.29	
Pest	637		4/18/2024		The Bug Guy	invoice 5145	$145.29	
Legal	413	B	4/22/2024		Bob's Process Svc	Invoice 20244258	$114.71	
Landscaping	409		4/24/2024		Man Maid LLC	Invoice 4118 (50%)	$288.36	Landscape cleanup
Landscaping	413		4/24/2024		Man Maid LLC	Invoice 4118 (50%)	$288.36	Landscape cleanup
Appliances	409	C	4/25/2024		Appliance Liquidators	Invoice 3115424	$858.84	Frigidaire range FCRE3052BS
Legal	413	B	5/1/2024		Bob's Process Svc	20211258	$114.71	
Appliances	413	A	5/7/2024		Appliance Liquidators	3114559	$913.73	Frigidaire Range FCRE3062AW
Pest	637	B	5/7/2024		The Bug Guy	5086	$64.58	
Repairs	413	D	5/10/2024		Schmidt Electrical	11458	$187.91	Light fixture replacement
Repairs	413	A	5/14/2024		Roto Rooter	122544	$264.45	"commercial plumbing install"

Repairs	637		5/20/2024		Alvarado Roofing	10672	$790.40	Install 35 band clamps on roof penetrations, Caulk all penetrations
Appliances	633		5/22/2024		Man Maid LLC	4129	$644.43	AC Conversion $1288.85 both buildings
Appliances	637		5/22/2024		Man Maid LLC		$644.42	AC Conversion (included with/633)
Appliances	413		5/22/2024		Man Maid LLC	4130	$841.43	AC Conversion
Repairs	413	B	5/22/2024		Man Maid LLC	4126	$1,391.53	new blinds, new light fixture, deep clean walls, baseboards, floors, doors, windows, new window seals, bedrooms, kitchen, bathrooms

Annual Property Operating Data (APOD)

Financial Overview For:

Prepared b Nikki Brons Coldwell Banker

Unit / Rent Summary

#	Type	Approx. Size	Actual Rent	Lease End	Market Rent	#	Type	Approx. Size	Actual Rent
A	2/1	840	$ 940.00	at will	$ 1,200.00	E	2/1	840	$ 700.00
B	2/1	840	$ 700.00	at will	$ 1,200.00	F	2/1	840	$ 800.00
C	2/1	840	$ 750.00	at will	$ 1,200.00	G	2/1	840	$ 915.00
D	2/1	840	$ 750.00	at will	$ 1,200.00	H	2/1	840	$ 700.00
Monthly									
Annual			75060		115200				

			Market		
	Expenses (Annual)				
20	Real Estate Taxes	$4,214.00			
21	Personal Property Taxes				
22	Property Insurance	$2,400.00			
23	Property Management	$6,000.00			
24	Off Site Management				
28	Repairs and Maintenence				
29	Utilities:	tenants pay			
48	Reserve for Replacement				
49	**Total Operating Expenses**	$12,614.00			
50	**Net Operating Income**	**$62,446**			
					ADS
	Less: Annual Debt Service				
	Cash Flow Before Taxes				

Lease End	Market Rent
at will	$ 1,200.00
at will	$ 1,200.00
11/2024	$ 1,200.00
at will	$ 1,200.00

$/unit	%	
Loan	LTV	Interest