



Annual Report for: Fitzgerald Dr, Dundee FL

From October 23, 2018 through October 23, 2019



Returns	
Cash on Cash	\$ (6,782.26)
Cash on Cash ROI	-9.35%
Appreciation	\$ 15,100.00
Appreciation ROI	20.82%
Depreciation	\$ 1,235.64
Depreciation ROI	1.70%
Total ROI	\$ 9,553.38
Total ROI %	13.17%

Client Info	Initial Reserves	\$ 5,000.00	
LLC Info	Current Reserves	\$ 4,464.21	
	Reserves to Deposit	0	
Date	10/23/2018		
Original Purchase Price	\$ 169,900.00	Minimum Theshold Return	\$ 2,901.24
Total Property Investment	\$ 72,530.93	Original Rent	\$ 1,375.00
Estimated Value CMA	\$ 185,000.00	1 Year Later	\$ 1,375.00
Appreciation	\$ 15,100.00	Total Income	\$ 10,813.39
		Net Operating Income	\$ (6,782.26)
		Total Operating Expenses	\$ 17,595.65
Ending Balance 07-27-19			
Owner Distributions		Depreciation	\$ 1,235.64

Appreciation

Original Purchase Price	\$ 169,900.00
Estimated Value CMA	\$ 185,000.00
Estimated Appreciation	\$ 15,100.00
Estimated Appreciation ROI	8.89%

Income Statement for 1606 Fitzgerald Dr

From October 23, 2018 through October 23, 2019

	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Total
INCOME														
Rents	-	-	-	-	2,013	1,375	-	1,375	1,375	1,375	1,375	1,375	550	10,813
Total Rental Income	\$ -	\$ -	\$ -	\$ -	\$ 2,013	\$ 1,375	\$ -	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 550	\$ 10,813
TOTAL INCOME	\$ -	\$ -	\$ -	\$ -	\$ 2,013	\$ 1,375	\$ -	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 550	\$ 10,813
OPERATING EXPENSES														
General Admin & Other	-	-	10	420	-	240	-	-	-	-	-	9	-	679
Total Admin & Other	\$ -	\$ -	\$ 10	\$ 420	\$ -	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9	\$ -	\$ 679
Mortgage Payment	-	737	737	737	737	737	737	737	737	737	737	737	-	9,933
Total Mortgages & Loans	\$ -	\$ 737	\$ 737	\$ 737	\$ 737	\$ 737	\$ 737	\$ 737	\$ 737	\$ 737	\$ 737	\$ 737	\$ -	\$ 9,933
General Management Fees	-	-	-	-	(2)	-	-	(2)	-	-	-	-	-	(3)
Property Management	1,250	-	-	-	-	-	-	-	-	-	-	-	1,000	2,250
Leasing Commissions	-	-	250	-	-	-	-	-	-	-	-	-	-	250
Total Management Fees	\$ 1,250	\$ -	\$ 250	\$ -	\$ (2)	\$ -	\$ -	\$ (2)	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 2,497
Rental Dwelling	-	-	-	-	-	-	-	-	-	-	-	873	-	873
Total Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 873	\$ -	\$ 873
Electric	-	-	-	99	61	-	-	-	-	-	-	-	-	159
Total Utilities	\$ -	\$ -	\$ -	\$ 99	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159
Electrical Repairs	-	-	-	-	-	142	327	-	-	-	-	-	-	470
Other Repairs	2,985	-	-	-	-	-	-	-	-	-	-	-	-	2,985
Total Repairs & Maintenance	\$ 2,985	\$ -	\$ -	\$ -	\$ -	\$ 142	\$ 327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,455
TOTAL OPERATING EXPENSES	\$ 4,235	\$ 737	\$ 997	\$ 1,255	\$ 796	\$ 1,119	\$ 1,064	\$ 735	\$ 737	\$ 737	\$ 737	\$ 1,619	\$ 1,000	\$ 17,596
NET OPERATING INCOME	\$ (4,235)	\$ (737)	\$ (997)	\$ (1,255)	\$ 1,218	\$ 256	\$ (1,064)	\$ 640	\$ 638	\$ 638	\$ 638	\$ (244)	\$ (450)	\$ (6,782)

Appreciation	Assumed appreciation taken from CMA provided by listing agents in market where property is located. Assuming the property were to be listed for sale in the month of annual report. Condition of property, and market conditions may vary.
Depreciation	Depreciation calculated off of 25% federal income tax. Individual cases vary.
Income and Expenses	Income and expenses generated from property management documents provided to Bedrock Property Administration LLC. All numbers subject to review.