



Annual Report for: Dinner Lake St, Lake Whales FL 10/23/2018 - 10/23/2019



| Returns | |
|--------------------|---------------------|
| Cash on Cash | \$ (2,785.07) |
| Cash on Cash ROI | -5.38% |
| Appreciation | \$ 12,500.00 |
| Appreciation ROI | 24.16% |
| Depreciation | \$ 1,236.36 |
| Depreciation ROI | 2.39% |
| Total ROI | \$ 10,951.29 |
| Total ROI % | 21.17% |

| | | | |
|---------------------------|---------------|--------------------------|---------------|
| 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 | \$ 170,000.00 | Minimum Theshold Return | \$ 2,069.40 |
| Total Property Investment | \$ 51,735.00 | Original Rent | \$ 1,375.00 |
| Estimated Value CMA | \$ 182,500.00 | 1 Year Later | \$ 1,400.00 |
| Appreciation | \$ 12,500.00 | Total Income | \$ 11,895.00 |
| | | Net Operating Income | \$ (2,785.07) |
| Ending Balance 10-23-2019 | | Total Operating Expenses | \$ 14,680.07 |
| Owner Distributions | \$ 6,492.24 | Depreciation | \$ 1,236.36 |

Appreciation

| | |
|----------------------------|---------------|
| Original Purchase Price | \$ 170,000.00 |
| Estimated Value CMA | \$ 182,500.00 |
| Estimated Appreciation | \$ 12,500.00 |
| Estimated Appreciation ROI | 7.35% |

Net Cash Flow for 4248 Dinner Lake St

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 | | | 1,400 | 1,250 | 1,350 | 1,350 | 1,350 | - | 1,395 | 1,000 | 1,350 | 1,450 | - | 11,895 |
| Total Rental Income | \$ - | \$ - | \$ 1,400 | \$ 1,250 | \$ 1,350 | \$ 1,350 | \$ 1,350 | \$ - | \$ 1,395 | \$ 1,000 | \$ 1,350 | \$ 1,450 | \$ - | \$ 11,895 |
| TOTAL INCOME | \$ - | \$ - | \$ 1,400 | \$ 1,250 | \$ 1,350 | \$ 1,350 | \$ 1,350 | \$ - | \$ 1,395 | \$ 1,000 | \$ 1,350 | \$ 1,450 | \$ - | \$ 11,895 |
| OPERATING EXPENSES | | | | | | | | | | | | | | |
| General Admin & Other | | | | 113 | | | | | | | 338 | | | 450 |
| Total Admin & Other | \$ - | \$ - | \$ - | \$ 113 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 338 | \$ - | \$ - | \$ 450 |
| Mortgage Payment | | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | - | 10,068 |
| Total Mortgages & Loans | \$ - | \$ 915 | \$ 915 | \$ 915 | \$ 915 | \$ 915 | \$ 915 | \$ 915 | \$ 915 | \$ 915 | \$ 915 | \$ 915 | \$ - | \$ 10,068 |
| General Management Fees | | | | | | | | | | 2 | | | | 2 |
| Property Management | 2,420 | | | | | | | | | | | | | 3,420 |
| Leasing Commissions | | | | 250 | | | | | | | | | | 250 |
| Total Management Fees | \$ 2,420 | \$ - | \$ - | \$ 250 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2 | \$ - | \$ - | \$ 1,000 | \$ 3,672 |
| General Repairs & Maintenance | | | | | 353 | | | | | | | | | 353 |
| Other Repairs | | | | | 104 | | | | | | | | | 104 |
| Total Repairs & Maintenance | \$ - | \$ - | \$ - | \$ - | \$ 457 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 457 |
| Water & Sewer | | | | | 34 | | | | | | | | | 34 |
| Total Utilities | \$ - | \$ - | \$ - | \$ - | \$ 34 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 34 |
| TOTAL OPERATING EXPENSES | \$ 2,420 | \$ 915 | \$ 915 | \$ 1,278 | \$ 1,406 | \$ 915 | \$ 915 | \$ 915 | \$ 915 | \$ 917 | \$ 1,253 | \$ 915 | \$ 1,000 | \$ 14,680 |
| NET OPERATING INCOME | \$ (2,420) | \$ (915) | \$ 485 | \$ (28) | \$ (56) | \$ 435 | \$ 435 | \$ (915) | \$ 480 | \$ 83 | \$ 97 | \$ 535 | \$ (1,000) | \$ (2,785) |

| Assumptions: | |
|---------------------|--|
| 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. |