



Annual Report for: Brittain Cove, Memphis, TN 38135

From May 28, 2020 - May 27, 2021

Returns	Client / Property Information		Financial Information	Distributions		
Total Income ³	\$ 16,740.00	Client Info	Initial Reserves	\$ 5,000.00	Net Operating Income	\$ 10,859.36
Total Expenses	\$ 5,880.64	LLC Info	Reserves June 05 2021	\$ 7,020.93	Minimum Threshold Return	\$ 7,548.72
Net Operating Income	\$ 10,859.36	Date	Ending Balance May 27, 2021	\$ 7,087.60	Owner Distributins to Date	\$ 8,621.63
Cash on Cash ROI	5.75%	Saturday, June 5, 2021	Appreciation		Minimum Threshold Return Owed	\$ (1,072.91)
Annualized Appreciation ⁴	\$ 10,625.00	Original Purchase Price	Original Purchase Price	\$ 170,000.00	Vacancy & Repairs, 10%	\$ 1,674.00
Appreciation ROI	5.63%	Total Property Investment	Estimated Value	\$ 191,250.00	Bonusable Income⁵	\$ 1,636.64
Depreciation	\$ 1,236.36	Estimated Value	Zillow	\$ 190,469.00	Owner Performance Bonus	\$ 1,309.31
Depreciation ROI	0.66%	Year	Redfin	\$ 192,811.00	Owner Performance Bonus to date	\$ -
Principle Pay down	\$ -	2	Trulia	\$ 190,469.00	Net Owner Performance Bonus	\$ 236.40
Principle Pay down ROI	0.00%	Annualized Appreciation	*Values based on estimates dated 06/05/21 which change over time		Bedrock Performance Bonus	\$ 327.33
Total ROI	\$ 22,720.72	Estimated Depreciation ²	Estimated Appreciation ¹	\$ 21,250.00	Bedrock Performance Bonus to date	\$ -
Total ROI %	12.04%	\$ 1,236.36	Estimated Appreciation ROI	12.50%	Net Bedrock Performance bonus	\$ 327.33

May 28, 2020 - May 27, 2021

	May 28-31, 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 1-27, 2021	Total
Income														
Rent Income		1,395.00	1,395.00	1,395.00	1,395.00	1,395.00		2,790.00	1,395.00	1,395.00	1,395.00	1,395.00	1,395.00	16,740.00
Total Income	\$ 0.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 0.00	\$ 2,790.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 16,740.00
Gross Profit	\$ 0.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 0.00	\$ 2,790.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 16,740.00
Expenses														
Bank Charges				20.00						20.00				40.00
Bedrock Admin Fees					276.16	66.67	66.67	66.67	66.67	66.67	66.67	66.67	57.15	800.00
Insurance	949.00													949.00
Legal & Professional Services											400.00			400.00
Pest Control			65.00			65.00			65.00			65.00		260.00
Property Management Fees		111.60	111.60	111.60	111.60	111.60		223.20	111.60	111.60	111.60	111.60	111.60	1,339.20
Taxes						1,172.66					919.78			2,092.44
Total Expenses	\$ 949.00	\$ 111.60	\$ 176.60	\$ 131.60	\$ 387.76	\$ 1,415.93	\$ 66.67	\$ 289.87	\$ 243.27	\$ 198.27	\$ 1,498.05	\$ 243.27	\$ 168.75	\$ 5,880.64
Net Operating Income	-\$ 949.00	\$ 1,283.40	\$ 1,218.40	\$ 1,263.40	\$ 1,007.24	-\$ 20.93	-\$ 66.67	\$ 2,500.13	\$ 1,151.73	\$ 1,196.73	-\$ 103.05	\$ 1,151.73	\$ 1,226.25	\$ 10,859.36
Owner Activity														
Owner's Bank Transfers			-654.45	1,498.42										843.97
Owner's Distributions	-821.11	-1,642.22	-615.83		-615.83	-615.83	-615.83	-615.83	-615.83	-615.83	-615.83	-615.83	-615.83	-8,621.63
Total Owner Activity	-\$ 821.11	-\$ 1,642.22	-\$ 1,270.28	\$ 1,498.42	-\$ 615.83	-\$ 615.83	-\$ 615.83	-\$ 615.83	-\$ 615.83	-\$ 615.83	-\$ 615.83	-\$ 615.83	-\$ 615.83	-\$ 7,777.66
Net Other Income	-\$ 821.11	-\$ 1,642.22	-\$ 1,270.28	\$ 1,498.42	-\$ 615.83	-\$ 615.83	-\$ 615.83	-\$ 615.83	-\$ 615.83	-\$ 615.83	-\$ 615.83	-\$ 615.83	-\$ 615.83	-\$ 7,777.66
Net Income	-\$ 1,770.11	-\$ 358.82	-\$ 51.88	\$ 2,761.82	\$ 391.41	-\$ 636.76	-\$ 682.50	\$ 1,884.30	\$ 535.90	\$ 580.90	-\$ 718.88	\$ 535.90	\$ 610.42	\$ 3,081.70

Accounting	Explanations
Accounting	Please be advised this report was not prepared by an accounting or CPA firm it is an internal document meant to present the anniversary year in review for the benefit of the LLC Managers and Members, any deviations from standard accounting practices are meant to present the numbers in a practical view for calculations of ROI, and maintenance of prefunded reserves. There may be errors or omissions in this report even though commercially reasonable means were used in its production.
¹ Appreciation	Assumed appreciation taken from public ally available data. In recommended sales years, appreciation will be take from CMA created by licensed realtors in the market area. Condition of property, and market conditions may vary.
² Depreciation	Depreciation calculated off of 25% federal income tax. Individual cases vary.
³ Income and Expenses	Income and expenses generated from property management documents provided to Bedrock Property Administration LLC. All numbers subject to review.
⁴ Annualized Appreciation	Annualized appreciation is calculated by taking total appreciating since purchase and dividing it by the number of years the property has been held
⁵ Bonusable Income	Bonusable income is calculated by taking Net Operating Income then subtracting out Vacancy and Repairs reserves (which is 10% of gross rent income). Then, subtracting out Minimum Threshold Return that has already been paid. All Net profits after your minimum threshold return has been paid, and after reserves have been set aside in the account is bonusable income.