

Annual Report for: Lost Grove Lane, Cordova TN 38016 From May 28, 2020 - May 27, 2021

Returns			Client / Propert	y Informa	tion	Financial Information Distributions	
Total Income ³	\$	18,600.00	Client Info			Initial Reserves \$ 5,000.00 Net Operating Income	\$ 11,21
Total Expenses	\$	7,380.42	LLC Info			Reserves June 05 2021 \$ 5,022.03 Minimum Threshold Return	\$ 8,58
Net Operating Income	\$	11,219.58				Ending Balance May 27, 2021 \$ 5,088.70 Owner Distributions to Date	\$ 9,875
Cash on Cash ROI		5.23%	Date	Saturday,	June 5, 2021	Minimum Threshhold Return Owed	\$ (1,294
Annualized Appreciation ⁴	\$	14,272.00	Original Purchase Price	\$	195,000.00	Appreciation Vacancy & Repairs, 10%	\$ 1,860
Appreciation ROI		6.65%	Total Property Investment	\$	214,520.77	Original Purchase Price \$ 195,000.00 Bonusable Income ⁵	\$ 778
Depreciation	\$	1,418.18	Estimated Value	\$	223,544.00	Estimated Value \$ 223,544.00 Owner Performance Bonus	\$ 623.
Depreciation ROI		0.66%				Zillow Redfin Trulia Owner Performance Bonus to date	\$ -
Principle Pay down	\$	-	Year		2	\$ 221,009.00 \$ 228,615.00 \$ 221,009.00 Net Owner Performance Bonus	\$ (671.
Principle Pay down ROI		0.00%	Annualized Appreciation	\$	14,272.00	*Values based on estimates dated 06/05/21 which change Bedrock Performance Bonus	\$ 155.
			Estimated Depreciation ²	\$	1,418.18	over time Bedrock Performance Bonus to date	\$ -
Total ROI	\$ 2	26,909.76				Estimated Appreciation ¹ \$ 28,544.00 Net Bedrock Performance bonus	\$ 155.
Total ROI %		12.54%				Estimated Appreciation ROI 14.64%	

May 28, 2020 - May 27, 2021

	May 00.0	hun 0000				Aug 0000		Son 2020		Oct 2020		Nov 2020					г.	- h 0001			A	. 0001		May 1-27,		Total		
Incomo	May 28-3	51, 2020	Jun 2020		Jul 2020	AL	ug 2020	5	ер 2020	0	Ct 2020	NO	v 2020	D	ec 2020	Já	an 2021	F	eb 2021	IVI	ar 2021	Ар	r 2021		2021		Total	
Income Rent Income			1,550.00	n	1,550.00		1,550.00		1,550.00		1,550.00		1,550.00		1,550.00		1,550.00		1,550.00		1,550.00				3,100.00		18,600.00	
Total Income	¢	0.00	\$ 1,550.0		1,550.00	¢	1,550.00	¢	1,550.00	¢	1,550.00	¢	1,550.00	¢	1,550.00	¢	1,550.00	¢	1,550.00	¢	1,550.00	¢	0.00	¢	3,100.00		18,600.00 18,600.00	
Gross Profit	<u>ې</u>	0.00	\$ 1,550.00 \$ 1,550.00	-	1,550.00	ф Ф	1,550.00	φ \$	1,550.00	<u>ቅ</u>	•	φ \$	1,550.00	ф Ф	1,550.00	ф Ф	1,550.00	ф Ф	1,550.00	φ \$	1,550.00	•		<u>ֆ</u> \$,	-		
Expenses	φ	0.00	φ 1,550.00	Ţφ	1,550.00	φ	1,550.00	φ	1,550.00	φ	1,550.00	φ	1,550.00	φ	1,550.00	φ	1,550.00	φ	1,550.00	φ	1,550.00	φ	0.00	φ	3,100.00	φ	18,600.00	
Bank Charges					25.00																						25.00	
Bedrock Admin Fees					25.00				276.16		66.67		66.67		66.67		66.67		66.67		66.67		66.67		57.15		800.00	
HOA Dues			230.00	n					270.10		00.07		00.07		00.07		00.07		00.07		00.07		00.07		57.15		230.00	
Insurance			1,104.00		1,119.00																						2,223.00	
Legal & Professional Services			1,104.00	J	1,119.00												230.00										230.00	
Pest Control					65.00				65.00								230.00										130.00	
Property Management Fees			124.00	n	124.00		124.00		124.00		124.00		124.00		124.00		124.00		124.00		124.00				248.00		1,488.00	
Repairs & Maintenance			124.00	J	95.00		124.00		124.00		124.00		124.00		124.00		65.00		250.00		265.00				240.00		675.00	
Taxes					95.00						1,579.42						05.00		230.00		203.00						1,579.42	
Total Expenses	¢	0.00	\$ 1,458.00	n ¢	1,428.00	¢	124.00	¢	465.16	¢	1,579.42	¢	190.67	¢	190.67	¢	485.67	¢	440.67	¢	455.67	¢	66.67	¢	305.15	¢	7,380.42	
Net Operating Income	<u>م</u> د		\$ 1,430.00 \$ 92.00		122.00	<u> </u>		φ \$		φ -\$	220.09	φ \$	1,359.33	<u>ዋ</u> ድ	1,359.33	φ Φ	1,064.33		1,109.33	<u>ֆ</u> \$	1,094.33		66.67	<u> </u>		φ \$	11,219.58	
Owner Activity	Ψ	0.00	ψ 52.00	ψ	122.00	Ψ	1,420.00	Ψ	1,004.04	-ψ	220.03	Ψ	1,009.00	Ψ	1,009.00	Ψ	1,004.33	Ψ	1,109.55	Ψ	1,094.00	-Ψ	00.07	Ψ	2,734.05	Ψ	11,213.30	
Owner's Bank Transfers					1,500.00		1,635.26																				3,135.26	
Owner's Distributions		-918.68	-1,837.36	3	-689.01		1,000.20		-689.01		-689.01		-689.01		-689.01		-689.01		-689.01		-689.01		-689.01		-918.68		-9,875.81	
Total Owner Activity	-\$	918.68	-\$ 1,837.30		810.99	\$	1,635.26	-\$	<u>689.01</u>	-\$		-\$	689.01	-\$	689.01	-\$	<u>689.01</u>	-\$	<u>689.01</u>	-\$		-\$		-\$		-\$	6,740.55	
Net Other Income	-\$	918.68	-\$ 1,837.30		810.99	\$,	-	689.01	-\$		-\$	689.01	-\$	689.01	-\$		-\$	689.01	-\$		-\$		• -\$		• -\$	6,740.55	
Net Income	-\$	918.68	-\$ 1,745.30		932.99	\$	3,061.26		395.83	-\$	909.10		670.32	Ŧ	670.32		375.32	Ŧ	420.32	\$	405.32	T	755.68	<u> </u>		• \$	4,479.03	
	Ψ	010.00	ψ 1,7 10.00	Ψ	002.00	Ψ	0,001.20	Ψ	000.00	Ψ	000.10	Ψ	010102	Ψ	070.02	Ψ	010.02	Ψ	120.02	Ψ		Ψ	100.00	Ψ	1,070117	Ψ	1,170100	
Explanations																												
Accounting	Please be ad	lvised this re	port was not prep	bared	by an accounting	; or Cl	PA firm it is an	inte	rnal document r	nean	it to present the	e anniv	versary year i	n revi	ew for the ben	efit o	of the LLC Mana	agers	and Members,	any c	leviations from	standa	ard accounting	g pra	ctices are mean	nt to		
	present t	he numbers:	in a practical view	w for c	alculations of RC	DI, an	d maintenance	of p	orefunded reserv	/es. T	There may be er	rors o	or omissions i	n this	report even th	ough	commercially	reaso	onable means w	vere u	sed in its prod	uction.						
¹ Appreciation	Assumed ap	preciation ta	iken from public a	ally ava	ailable data. In re	ecomi	mended sales y	/ears	, appreciation w	vill be	e take from CM	A crea	ted by licens	ed rea	altors in the ma	arket	area. Conditio	n of p	roperty, and m	arket	conditions ma	y vary.						
² Depreciation	Depreciation	n calculated	off of 25% federa	l incon	ne tax. Individual	l case	es vary.																					
³ Income and Expenses	Income and	expenses ge	nerated from pro	perty	management do	cume	ents provided to	o Beo	drock Property /	Admi	nistration LLC. A	All nur	nbers subject	t to re	view.													
⁴ Annualized Appreciation	Annualized a	appreciation	is calculated by t	aking t	otal appreciating	g sinc	e purchase and	d div	iding it by the n	umbe	er of years the p	proper	ty has been h	neld														
⁵ Bonusable Income	Bonusable ir	ncome is calo	culated by taking	Net Op	perating Income	then	subtracting ou	t Vad	cancy and Repai	rs re	serves (which is	10% c	of gross rent i	incom	ie). Then, subtr	actin	g out Minimun	n Thre	eshold Return t	hat h	as already beer	n paid.	All Net profits	afte	r your			
	minimun	n threshold r	eturn has been p	aid, ar	d after reserves	have	been set aside	in tl	he account is bo	nusa	ble income.																	