



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

Returns	Client / Property Information		Financial Information	Distributions			
Total Income <sup>3</sup>	\$ 18,600.00		Initial Reserves	\$ 5,000.00	Net Operating Income	\$ 11,219.58	
Total Expenses	\$ 7,380.42		Reserves June 05 2021	\$ 5,022.03	Minimum Threshold Return	\$ 8,580.83	
<b>Net Operating Income</b>	<b>\$ 11,219.58</b>		Ending Balance May 27, 2021	\$ 5,088.70	Owner Distributions to Date	\$ 9,875.81	
Cash on Cash ROI	5.23%		<b>Appreciation</b>			<b>Minimum Threshold Return Owed</b>	<b>\$ (1,294.98)</b>
Annualized Appreciation <sup>4</sup>	\$ 14,272.00		Original Purchase Price	\$ 195,000.00	Vacancy & Repairs, 10%	\$ 1,860.00	
Appreciation ROI	6.65%		Total Property Investment	\$ 214,520.77	<b>Bonusable Income<sup>5</sup></b>	<b>\$ 778.75</b>	
Depreciation	\$ 1,418.18		Estimated Value	\$ 223,544.00	Owner Performance Bonus	\$ 623.00	
Depreciation ROI	0.66%		Year	2	Owner Performance Bonus to date	\$ -	
Principle Pay down	\$ -		Annualized Appreciation	\$ 14,272.00	<b>Net Owner Performance Bonus</b>	<b>\$ (671.98)</b>	
Principle Pay down ROI	0.00%		Estimated Depreciation <sup>2</sup>	\$ 1,418.18	Bedrock Performance Bonus	\$ 155.75	
<b>Total ROI</b>	<b>\$ 26,909.76</b>				Bedrock Performance Bonus to date	\$ -	
<b>Total ROI %</b>	<b>12.54%</b>				<b>Net Bedrock Performance bonus</b>	<b>\$ 155.75</b>	

### 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
<b>Income</b>														
Rent Income		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	1,550.00		3,100.00	18,600.00
<b>Total Income</b>	<b>\$ 0.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 0.00</b>	<b>\$ 3,100.00</b>	<b>\$ 18,600.00</b>
<b>Gross Profit</b>	<b>\$ 0.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 0.00</b>	<b>\$ 3,100.00</b>	<b>\$ 18,600.00</b>
<b>Expenses</b>														
Bank Charges			25.00											25.00
Bedrock Admin Fees					276.16	66.67	66.67	66.67	66.67	66.67	66.67	66.67	57.15	800.00
HOA Dues		230.00												230.00
Insurance		1,104.00	1,119.00											2,223.00
Legal & Professional Services									230.00					230.00
Pest Control			65.00		65.00									130.00
Property Management Fees		124.00	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			95.00						65.00	250.00	265.00			675.00
Taxes						1,579.42								1,579.42
<b>Total Expenses</b>	<b>\$ 0.00</b>	<b>\$ 1,458.00</b>	<b>\$ 1,428.00</b>	<b>\$ 124.00</b>	<b>\$ 465.16</b>	<b>\$ 1,770.09</b>	<b>\$ 190.67</b>	<b>\$ 190.67</b>	<b>\$ 485.67</b>	<b>\$ 440.67</b>	<b>\$ 455.67</b>	<b>\$ 66.67</b>	<b>\$ 305.15</b>	<b>\$ 7,380.42</b>
<b>Net Operating Income</b>	<b>\$ 0.00</b>	<b>\$ 92.00</b>	<b>\$ 122.00</b>	<b>\$ 1,426.00</b>	<b>\$ 1,084.84</b>	<b>-\$ 220.09</b>	<b>\$ 1,359.33</b>	<b>\$ 1,359.33</b>	<b>\$ 1,064.33</b>	<b>\$ 1,109.33</b>	<b>\$ 1,094.33</b>	<b>-\$ 66.67</b>	<b>\$ 2,794.85</b>	<b>\$ 11,219.58</b>
<b>Owner Activity</b>														
Owner's Bank Transfers			1,500.00	1,635.26										3,135.26
Owner's Distributions	-918.68	-1,837.36	-689.01		-689.01	-689.01	-689.01	-689.01	-689.01	-689.01	-689.01	-689.01	-918.68	-9,875.81
<b>Total Owner Activity</b>	<b>-\$ 918.68</b>	<b>-\$ 1,837.36</b>	<b>\$ 810.99</b>	<b>\$ 1,635.26</b>	<b>-\$ 689.01</b>	<b>-\$ 689.01</b>	<b>-\$ 689.01</b>	<b>-\$ 689.01</b>	<b>-\$ 689.01</b>	<b>-\$ 689.01</b>	<b>-\$ 689.01</b>	<b>-\$ 689.01</b>	<b>-\$ 918.68</b>	<b>-\$ 6,740.55</b>
<b>Net Other Income</b>	<b>-\$ 918.68</b>	<b>-\$ 1,837.36</b>	<b>\$ 810.99</b>	<b>\$ 1,635.26</b>	<b>-\$ 689.01</b>	<b>-\$ 689.01</b>	<b>-\$ 689.01</b>	<b>-\$ 689.01</b>	<b>-\$ 689.01</b>	<b>-\$ 689.01</b>	<b>-\$ 689.01</b>	<b>-\$ 689.01</b>	<b>-\$ 918.68</b>	<b>-\$ 6,740.55</b>
<b>Net Income</b>	<b>-\$ 918.68</b>	<b>-\$ 1,745.36</b>	<b>\$ 932.99</b>	<b>\$ 3,061.26</b>	<b>\$ 395.83</b>	<b>-\$ 909.10</b>	<b>\$ 670.32</b>	<b>\$ 670.32</b>	<b>\$ 375.32</b>	<b>\$ 420.32</b>	<b>\$ 405.32</b>	<b>-\$ 755.68</b>	<b>\$ 1,876.17</b>	<b>\$ 4,479.03</b>

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.
<sup>1</sup> 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.
<sup>2</sup> Depreciation	Depreciation calculated off of 25% federal income tax. Individual cases vary.
<sup>3</sup> Income and Expenses	Income and expenses generated from property management documents provided to Bedrock Property Administration LLC. All numbers subject to review.
<sup>4</sup> 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
<sup>5</sup> 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.