


11 Units at Sunset Ridge, Winder GA (295 and 301 E Wright)

	Jan-25	Feb-25	Mar-25	Apr-25	May-25
Rent Collected	\$11,452	\$10,298	\$11,165	\$10,360	\$11,350
Utility Income (Water)	\$185	\$285	\$285	\$330	\$365
Pet Fees	\$275	\$200	\$140	\$156	\$265
Late Fees, Convenience Fees, other	\$421	\$156	\$539	\$126	\$365
Gross Rental Income	\$12,333	\$10,939	\$12,129	\$10,972	\$12,345
Expenses					
Management Fee	\$617	\$547	\$606	\$549	\$617
Utilities, Water, Garbage and vacant units	\$657	\$693	\$693	\$658	\$725
Maintenance and Supplies	\$588	\$710	\$0	\$194	\$1,730
Lawn	\$500	\$500	\$500	\$500	\$500
Property Taxes	\$0	\$0	\$669	\$0	\$0
Insurance	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$2,362	\$2,450	\$2,468	\$1,901	\$3,572
Net Operating Income Before Debt Service & Taxes	\$9,971	\$8,489	\$9,661	\$9,071	\$8,773

Capital Improvements not included in Repair expenses.

Certified to be true and correct to the best of our knowledge.



Robert S Scott

Management Member, Sapphire Properties, LP