

RENTAL PROPERTY VERIFICATION

Note: This verification is one of the documents that, when completed, is to be furnished to the Buyer or selling broker as provided for in the Rental Property Rider (Form 2096).

PROPERTY: 7300 Pennsylvania Ave., St. Louis, MO 6311

1. Number of rental units: 8 Identify any vacant units: 7300 A and 7302

Unit # 7300 Rent \$ 650 per month Deposit \$ 650 Lease Expires (date) _____
 MTM Renewal

Articles provided for tenants use: stove, refrigerator

Unit # 7300 A Rent \$ _____ per _____ Deposit \$ _____ Lease Expires (date) _____
 MTM Renewal

Articles provided for tenants use: stove, refrigerator

Unit # 7302 Rent \$ _____ per _____ Deposit \$ _____ Lease Expires (date) _____
 MTM Renewal

Articles provided for tenants use: stove, refrigerator

Unit # 7302 A Rent \$ 700 per month Deposit \$ 700 Lease Expires (date) 12/31/24
 MTM Renewal

Articles provided for tenants use: stove, refrigerator

2. Annual Expenses - most recent calendar year (based upon actual operation):

Real Estate Taxes	\$ <u>2949</u>	Year <u>2024</u>
Hazard & Liability Insurance	\$ <u>3797</u>	Company _____
Sewer	\$ <u>2135</u>	Utility _____
Water	\$ <u>982</u>	Utility _____
Gas (if applicable)	\$ <u>86</u>	Utility _____
Electric (if applicable)	\$ <u>782</u>	Utility _____
Maintenance and repairs	\$ <u>22,848 (15,000 from problem tenant)</u>	
Service Contracts (trash, lawn, etc.).....	\$ <u>982</u>	
Management (see #3 below).....	\$ <u>5884</u>	
Other: <u>groundskeeping</u>	\$ <u>834</u>	45,764 total
<u>pest control</u>	\$ <u>855</u>	-15,630 (one problem tenant)
Total	<u>legal 630 (problem tenant)</u>	\$ <u>30,134 (normal)</u>
	<u>Dec. projected 3000</u>	

3. Management Company

Name: _____ Phone: _____
Address: _____
Contact Person: _____ Email: _____

4. Any contracts for services in effect, explain: no

5. Do any agreements survive closing? Yes No (If "Yes", attach copies)

6. Seller has the following documents:
Schedule E (property specific)
Audited financial statement
Accountant-certified financial statement
 All leases/rental agreements
Occupancy permits
 Rent roll/actual rental payment history for each unit for the last 12 months
Other _____

Seller certifies the above information is true and correct:

Kyle O'Daniel 12/05/2024

SELLER SIGNATURE

DATE

John Mulderig 12/04/2024

SELLER SIGNATURE

DATE

Kyle O'Daniel, Manager of Mod Property Group LLLC Seriesmod Bravo Seller Printed Name
John Mulderig, Manager of Mod Property Group LLLC Seriesmod Bravo Seller Printed Name

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PROPERTY: _____ **PAGE 2**

- 1. Number of rental units: _____ Identify any vacant units: _____
Unit # 7304 Rent \$ **600** per **month** Deposit \$ **1200** Lease Expires (date) _____
 MTM Renewal
Articles provided for tenants use: **stove, refrigerator**
- Unit # 7304 A** Rent \$ **600** per **month** Deposit \$ **600** Lease Expires (date) _____
 MTM Renewal
Articles provided for tenants use: **stove, refrigerator**
- Unit # 7304** Rent \$ **650** per **month** Deposit \$ **650** Lease Expires (date) _____
 MTM Renewal
Articles provided for tenants use: **stove, refrigerator**
- Unit # 7306 A** Rent \$ **800** per **month** Deposit \$ **750** Lease Expires (date) **5/31/25**
 MTM Renewal
Articles provided for tenants use: **stove, refrigerator**

- 2. Annual Expenses - most recent calendar year (based upon actual operation):
Real Estate Taxes \$ _____ Year _____
Hazard & Liability Insurance \$ _____ Company _____
Sewer \$ _____ Utility _____
Water \$ _____ Utility _____
Gas (if applicable) \$ _____ Utility _____
Electric (if applicable) \$ _____ Utility _____
Maintenance and repairs \$ _____
Service Contracts (trash, lawn, etc.) \$ _____
Management (see #3 below) \$ _____
Other: \$ _____
Total \$ 0.00

- 3. Management Company
Name: _____ Phone: _____
Address: _____
Contact Person: _____ Email: _____

- 4. Any contracts for services in effect, explain: _____

- 5. Do any agreements survive closing? Yes No (If "Yes", attach copies) _____

- 6. Seller has the following documents:
Schedule E (property specific) _____ Occupancy permits _____
Audited financial statement _____ Rent roll/actual rental payment history for each unit _____
Accountant-certified financial statement _____ for the last 12 months _____
All leases/rental agreements _____ Other _____

Seller certifies the above information is true and correct:

Kyle O'Daniel _____
12/05/2024
SELLER SIGNATURE DATE

John Mulderig _____
12/04/2024
SELLER SIGNATURE DATE

Kyle O'Daniel, Manager of Mod Property Group LLLC Seriesmod Br _____
Seller Printed Name
John Mulderig, Manager of Mod Property Group LLLC Seriesmod Br _____
Seller Printed Name