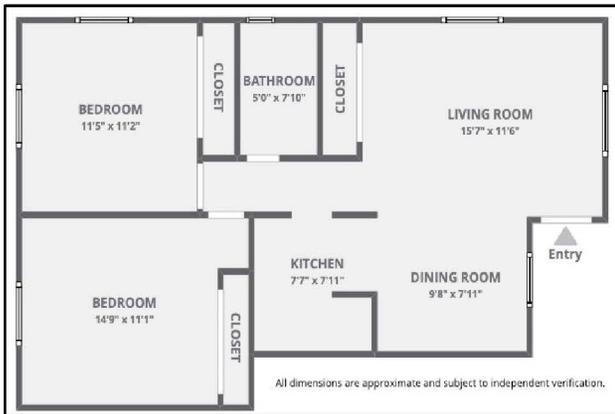
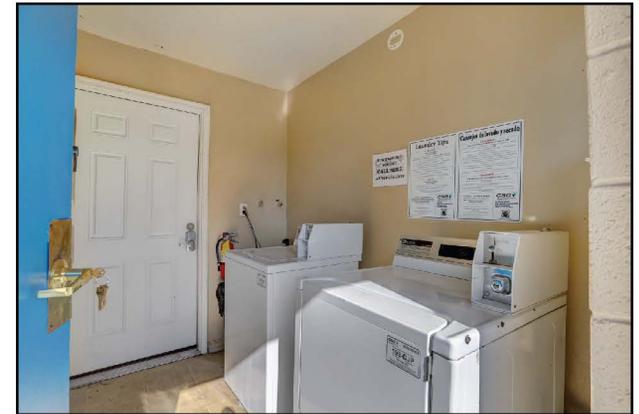




1285 Wolff St Denver CO 80204





Unit #1





Unit #2





Unit #3





Unit #4





Unit #5



Colorado Realty & Property Management

2095 W. 6th Avenue, Ste. 211
Broomfield, CO 80020
(303) 665-7368

**Rent Roll --- Twelve Eighty Five Investments LLC --- 01-22-2026**

Unit	Lease	Move In Date	Current Rent	Deposit Held
1285 Wolff Street #1 Denver 80204	Occupied 09-01-2025 to 08-31-2026	08-23-2021	\$1,535.00	\$2,790.00
1285 Wolff Street #2 Denver 80204	Occupied 04-01-2026 to 03-31-2027	01-24-2024	\$1,150.00	\$1,650.00
1285 Wolff Street #3 Denver 80204	Vacant		\$0.00	\$0.00
1285 Wolff Street #4 Denver 80204	Occupied 04-01-2026 to 04-30-2027	03-29-2024	\$1,350.00	\$1,275.00
1285 Wolff Street #5 Denver 80204	Occupied 05-01-2026 to 04-30-2027	05-01-2023	\$1,295.00	\$1,199.00
1285 Wolff Street #6 Denver 80204	Occupied 06-01-2025 to 05-31-2026	03-25-2016	\$1,300.00	\$600.00
Totals			\$6,630.00	\$7,514.00

Cash Flow Property Comparison



Ledger: equals Twelve Eighty Five Investments LLC
Date Range: between 01-01-2025 and 12-31-2025

As of 1-20-2026 1:31 pm

ACCOUNT	1285 WOLFF STREET	TOTAL
STARTING BALANCE	\$79,153.78	\$79,153.78
INCOME		
4045: Rent	\$77,093.52	\$77,093.52
4047: Subsidized Rent	\$17,978.65	\$17,978.65
Total Income	\$95,072.17	\$95,072.17
EXPENSES		
6030: Inspection	\$64.50	\$64.50
6045: Appliances	\$574.00	\$574.00
6075: Cleaning general	\$917.00	\$917.00
6170: General Maintenance	\$3,209.00	\$3,209.00
6175: General Repairs	\$4,368.13	\$4,368.13
6195: Lease Renewal Fee	\$950.40	\$950.40
6210: Lawn Service	\$110.00	\$110.00
6230: Management Fee	\$7,099.22	\$7,099.22
6250: Carpet stretching	\$150.00	\$150.00
6271: Drywall	\$2,300.00	\$2,300.00
6275: Pest Control	\$150.00	\$150.00
6280: Plumbing	\$2,350.00	\$2,350.00
6335: Utilities	\$814.23	\$814.23
6350: Yard Work	\$605.00	\$605.00
6355: Tree Trimming	\$460.00	\$460.00
Total Expenses	\$24,121.48	\$24,121.48
Net Operating Income	\$70,950.69	\$70,950.69
ADJUSTMENTS		
2020: Advance Payments	\$451.68	\$451.68
Total Adjustments	\$451.68	\$451.68
TOTALS		
Net Operating Income	\$70,950.69	\$70,950.69