


26 Units at 120 2nd Street, Winder - The Flats at 120

| | Jan-25 | Feb-25 | Mar-25 | Apr-25 | May-25 |
|--|----------|----------|----------|----------|----------|
| Rent Collected | \$21,879 | \$22,256 | \$21,773 | \$21,543 | \$20,661 |
| Utility Income (Water) | \$862 | \$870 | \$808 | \$849 | \$790 |
| Pet Fees | \$540 | \$410 | \$210 | \$185 | \$485 |
| Late Fees, Convenience Fees, other | \$1,130 | \$798 | \$956 | \$448 | \$717 |
| Gross Rental Income | \$24,411 | \$24,334 | \$23,747 | \$23,025 | \$22,653 |
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| Expenses | | | | | |
| Management Fee | \$1,221 | \$1,217 | \$1,187 | \$1,151 | \$1,133 |
| Utilities, Water, Garbage and vacant units | \$1,713 | \$1,088 | \$1,298 | \$1,461 | \$1,027 |
| Pest Control | \$780 | \$0 | \$780 | \$0 | \$780 |
| Maintenance and Supplies | \$846 | \$675 | \$1,884 | \$1,032 | \$1,032 |
| Lawn | \$150 | \$150 | \$150 | \$150 | \$150 |
| Property Taxes | \$0 | \$0 | \$0 | \$0 | \$0 |
| Insurance | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$4,710 | \$3,130 | \$5,299 | \$3,794 | \$4,122 |
| | | | | | |
| Net Operating Income Before Debt Service & Taxes | \$19,701 | \$21,204 | \$18,448 | \$19,231 | \$18,531 |

Capital Improvements including new roofs in 2024 not included in Repair expenses.

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

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| Robert S Scott |
| Management Member, Sapphire Properties, LP |