

## Lease Statement

**Date range:** as of Oct 30, 2025

Lease status	Property name	Unit	Tenant	Lease number	Lease duration	Rent
Active	Apt. 352	-	Tommy Hatcher	44	Sep 10, 2025 - Sep 10, 2026	\$800.00
Active	Apt. 342	-	Jashawn Campbell, Aisha Pollard	35	Aug 1, 2025 - Aug 1, 2026	\$825.00
Active	Apt. 350	-	Lavell Garrett	45	Jul 29, 2025 - Jul 28, 2026	\$725.00
Active	Apt. 348	-	Ronald Matteson	43	Jul 5, 2025 - Jul 5, 2026	\$850.00
Active	Apt. 344	-	George Deforrest	40	Nov 22, 2024 - Nov 30, 2025	\$850.00
Active	Apt. 346	-	Laura Herron	39	Oct 2, 2024 - Oct 31, 2025	\$850.00
<b>Total (USD)</b>						<b>\$4,900.00</b>

Deposits & Liabilities

Date range: as of Oct 30, 2025

Tenant	Unit	Category	Sub-category	Amount due	Amount paid	Amount applied	Amount returned	Amount held
Apt. 340 (Single-family   340 Silver St, Akron, OH, 44303, US)								
Cassandra Cianiola	-	Deposit	-	\$800.00	\$800.00	\$0.00	\$0.00	\$800.00
Total (USD)				\$800.00	\$800.00	\$0.00	\$0.00	\$800.00
Apt. 342 (Single-family   342 Silver St, Akron, OH, 44303, US)								
Jashawn Campbell, Aisha Pollard	-	Deposit	Security Deposit	\$825.00	\$825.00	\$0.00	\$0.00	\$825.00
Jashawn Campbell, Aisha Pollard	-	Deposit	Security Deposit	\$825.00	\$825.00	\$0.00	\$0.00	\$825.00
Jashawn Campbell, Aisha Pollard	-	Deposit	Pet deposit	\$250.00	\$250.00	\$0.00	\$0.00	\$250.00
Total (USD)				\$1,900.00	\$1,900.00	\$0.00	\$0.00	\$1,900.00
Apt. 344 (Single-family   344 Silver St, Akron, OH, 44303, US)								
George Deforrest	-	Deposit	Security Deposit	\$1,655.00	\$1,655.00	\$0.00	\$0.00	\$1,655.00
Total (USD)				\$1,655.00	\$1,655.00	\$0.00	\$0.00	\$1,655.00
Apt. 346 (Single-family   346 Silver St, Akron, OH, 44303, US)								
Laura Herron	-	Deposit	Security Deposit	\$850.00	\$850.00	\$0.00	\$0.00	\$850.00
Total (USD)				\$850.00	\$850.00	\$0.00	\$0.00	\$850.00
Apt. 348 (Single-family   348 Silver St, Akron, OH, 44303, US)								
Ronald Matteson	-	Deposit	-	\$1,738.00	\$0.00	\$0.00	\$0.00	\$0.00
Total (USD)				\$1,738.00	\$0.00	\$0.00	\$0.00	\$0.00
Apt. 350 (Single-family   350 Silver St, Akron, OH, 44303, US)								
Lavell Garrett	-	Deposit	Security Deposit	\$725.00	\$725.00	\$250.00	\$0.00	\$475.00
Total (USD)				\$725.00	\$725.00	\$250.00	\$0.00	\$475.00

Grand total (USD)	\$7,668.00	\$5,930.00	\$250.00	\$0.00	\$5,680.00
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Operating Statement

Date range: as of Oct 30, 2025

Category	Sub-category	Unit	Amount paid
Apt. 340 (Single-family   340 Silver St, Akron, OH, 44303, US)			
Income			
Rent	-	-	\$14,400.00
Tenant charges & fees	Application fee	-	\$25.00
Tenant charges & fees	Late payment fee	-	\$50.00
Total (USD)			\$14,475.00
Net cash flow (USD)			\$14,475.00
Apt. 342 (Single-family   342 Silver St, Akron, OH, 44303, US)			
Income			
Rent	-	-	\$11,550.00
Rent	Prorated rent	-	\$425.81
Tenant charges & fees	Application fee	-	\$90.00
Tenant charges & fees	Late payment fee	-	\$150.00
Total (USD)			\$12,215.81
Net cash flow (USD)			\$12,215.81
Apt. 344 (Single-family   344 Silver St, Akron, OH, 44303, US)			
Income			
Rent	-	-	\$9,350.00
Rent	Prorated rent	-	\$255.00
Tenant charges & fees	Background check	-	\$45.00
Total (USD)			\$9,650.00
Net cash flow (USD)			\$9,650.00
Apt. 346 (Single-family   346 Silver St, Akron, OH, 44303, US)			
Income			
Rent	-	-	\$10,200.00
Rent	Prorated rent	-	\$822.58
Total (USD)			\$11,022.58
Net cash flow (USD)			\$11,022.58
Apt. 348 (Single-family   348 Silver St, Akron, OH, 44303, US)			
Income			
Rent	-	-	\$3,400.00
Tenant charges & fees	Application fee	-	\$40.00
Tenant charges & fees	Late payment fee	-	\$50.00
Total (USD)			\$3,490.00
Net cash flow (USD)			\$3,490.00
Apt. 350 (Single-family   350 Silver St, Akron, OH, 44303, US)			
Income			
Rent	-	-	\$11,600.00
Tenant charges & fees	Late payment fee	-	\$100.00

Tenant charges & fees	Service/Main. fee	-	\$250.00
Total (USD)			\$11,950.00
Net cash flow (USD)			\$11,950.00
Apt. 352 (Single-family   352 Silver St, Akron, OH, 44303, US)			
Income			
Rent	-	-	\$9,600.00
Tenant charges & fees	Late payment fee	-	\$100.00
Tenant charges & fees	Pet charge	-	\$225.00
Total (USD)			\$9,925.00
Net cash flow (USD)			\$9,925.00
Grand total Income (USD)			\$72,728.39
Grand net cash flow (USD)			\$72,728.39

## Property Statement

**Date range:** as of Oct 30, 2025

Date paid	Category	Sub-category	Payer / Payee	Money in	Money out
<b>Apt. 340</b> (Single-family   340 Silver St, Akron, OH, 44303, US)					
Apr 1, 2024	Rent	-	Cassandra Cianciola	\$800.00	\$0.00
May 1, 2024	Rent	-	Cassandra Cianciola	\$800.00	\$0.00
Jun 1, 2024	Rent	-	Cassandra Cianciola	\$800.00	\$0.00
Jul 1, 2024	Rent	-	Cassandra Cianciola	\$800.00	\$0.00
Aug 1, 2024	Rent	-	Cassandra Cianciola	\$800.00	\$0.00
Aug 30, 2024	Rent	-	-	\$800.00	\$0.00
Oct 1, 2024	Rent	-	-	\$800.00	\$0.00
Nov 5, 2024	Rent	-	-	\$800.00	\$0.00
Dec 1, 2024	Rent	-	-	\$800.00	\$0.00
Jan 1, 2025	Rent	-	-	\$800.00	\$0.00
Feb 1, 2025	Rent	-	-	\$800.00	\$0.00
Mar 1, 2025	Rent	-	-	\$800.00	\$0.00
Apr 1, 2025	Rent	-	-	\$800.00	\$0.00
May 1, 2025	Rent	-	-	\$800.00	\$0.00
Jun 1, 2025	Rent	-	-	\$800.00	\$0.00
Jul 1, 2025	Rent	-	-	\$800.00	\$0.00

Aug 1, 2025	Rent	-	-	\$800.00	\$0.00
Sep 1, 2025	Tenant charges & fees	Late payment fee	Cassandra Cianciola	\$50.00	\$0.00
Sep 1, 2025	Rent	-	-	\$800.00	\$0.00
Oct 26, 2025	Tenant charges & fees	Application fee	Jerry Alford	\$25.00	\$0.00
<b>Total (USD)</b>				<b>\$14,475.00</b>	<b>\$0.00</b>
<b>Apt. 342</b> (Single-family   342 Silver St, Akron, OH, 44303, US)					
Jul 29, 2024	Tenant charges & fees	Application fee	Jashawn Campbell	\$45.00	\$0.00
Jul 29, 2024	Tenant charges & fees	Application fee	Aisha Pollard	\$45.00	\$0.00
Aug 15, 2024	Rent	Prorated rent	Jashawn Campbell	\$425.81	\$0.00
Sep 1, 2024	Rent	-	Jashawn Campbell	\$825.00	\$0.00
Sep 27, 2024	Rent	-	Jashawn Campbell	\$825.00	\$0.00
Nov 18, 2024	Rent	-	Jashawn Campbell	\$825.00	\$0.00
Dec 1, 2024	Rent	-	Jashawn Campbell	\$825.00	\$0.00
Jan 10, 2025	Rent	-	Jashawn Campbell	\$825.00	\$0.00
Jan 13, 2025	Tenant charges & fees	Late payment fee	Jashawn Campbell	\$50.00	\$0.00
Feb 7, 2025	Rent	-	Jashawn Campbell	\$825.00	\$0.00
Mar 1, 2025	Rent	-	Jashawn Campbell	\$825.00	\$0.00
Apr 4, 2025	Rent	-	Jashawn Campbell	\$825.00	\$0.00
May 12, 2025	Rent	-	Jashawn Campbell	\$825.00	\$0.00
Jun 1, 2025	Rent	-	Jashawn Campbell	\$825.00	\$0.00
Jul 4, 2025	Rent	-	Jashawn Campbell	\$750.00	\$0.00

Jul 8, 2025	Rent	-	Jashawn Campbell	\$75.00	\$0.00
Aug 5, 2025	Rent	-	Jashawn Campbell	\$825.00	\$0.00
Sep 1, 2025	Tenant charges & fees	Late payment fee	Jashawn Campbell	\$50.00	\$0.00
Sep 1, 2025	Rent	-	Jashawn Campbell	\$825.00	\$0.00
Oct 1, 2025	Tenant charges & fees	Late payment fee	Jashawn Campbell	\$50.00	\$0.00
Oct 1, 2025	Rent	-	Jashawn Campbell	\$825.00	\$0.00
<b>Total (USD)</b>				<b>\$12,215.81</b>	<b>\$0.00</b>
<b>Apt. 344</b> (Single-family   344 Silver St, Akron, OH, 44303, US)					
Dec 1, 2024	Rent	-	George De Forrest	\$850.00	\$0.00
Dec 1, 2024	Rent	Prorated rent	George De Forrest	\$255.00	\$0.00
Dec 1, 2024	Tenant charges & fees	Background check	George De Forrest	\$45.00	\$0.00
Jan 1, 2025	Rent	-	George De Forrest	\$850.00	\$0.00
Feb 1, 2025	Rent	-	George De Forrest	\$850.00	\$0.00
Mar 1, 2025	Rent	-	George De Forrest	\$850.00	\$0.00
Apr 1, 2025	Rent	-	George De Forrest	\$425.00	\$0.00
Apr 4, 2025	Rent	-	George De Forrest	\$425.00	\$0.00
Apr 29, 2025	Rent	-	George De Forrest	\$850.00	\$0.00
May 30, 2025	Rent	-	George De Forrest	\$850.00	\$0.00
Jul 1, 2025	Rent	-	George De Forrest	\$850.00	\$0.00
Aug 1, 2025	Rent	-	George De Forrest	\$850.00	\$0.00
Sep 1, 2025	Rent	-	George De Forrest	\$850.00	\$0.00



Oct 1, 2025	Rent	-	George De Forrest	\$850.00	\$0.00
<b>Total (USD)</b>				<b>\$9,650.00</b>	<b>\$0.00</b>
<b>Apt. 346</b> (Single-family   346 Silver St, Akron, OH, 44303, US)					
Oct 2, 2024	Rent	Prorated rent	Laura Herron	\$822.58	\$0.00
Oct 25, 2024	Rent	-	Laura Herron	\$850.00	\$0.00
Nov 28, 2024	Rent	-	Laura Herron	\$850.00	\$0.00
Dec 30, 2024	Rent	-	Laura Herron	\$850.00	\$0.00
Jan 29, 2025	Rent	-	Laura Herron	\$850.00	\$0.00
Feb 28, 2025	Rent	-	Laura Herron	\$850.00	\$0.00
Mar 28, 2025	Rent	-	Laura Herron	\$850.00	\$0.00
Apr 28, 2025	Rent	-	Laura Herron	\$850.00	\$0.00
May 26, 2025	Rent	-	Laura Herron	\$850.00	\$0.00
Jun 28, 2025	Rent	-	Laura Herron	\$850.00	\$0.00
Jul 25, 2025	Rent	-	Laura Herron	\$850.00	\$0.00
Aug 24, 2025	Rent	-	Laura Herron	\$850.00	\$0.00
Sep 26, 2025	Rent	-	Laura Herron	\$850.00	\$0.00
<b>Total (USD)</b>				<b>\$11,022.58</b>	<b>\$0.00</b>
<b>Apt. 348</b> (Single-family   348 Silver St, Akron, OH, 44303, US)					
Jun 14, 2025	Tenant charges & fees	Application fee	Ronald Matteson	\$40.00	\$0.00
Aug 5, 2025	Rent	-	Ronald Matteson	\$850.00	\$0.00
Aug 5, 2025	Rent	-	Ronald Matteson	\$850.00	\$0.00

Sep 12, 2025	Rent	-	Ronald Matteson	\$850.00	\$0.00
Oct 8, 2025	Tenant charges & fees	Late payment fee	Ronald Matteson	\$50.00	\$0.00
Oct 19, 2025	Rent	-	Ronald Matteson	\$850.00	\$0.00
<b>Total (USD)</b>				<b>\$3,490.00</b>	<b>\$0.00</b>
<b>Apt. 350</b> (Single-family   350 Silver St, Akron, OH, 44303, US)					
Mar 1, 2024	Rent	-	Lavell Garrett	\$725.00	\$0.00
Apr 1, 2024	Rent	-	Lavell Garrett	\$725.00	\$0.00
May 1, 2024	Rent	-	Lavell Garrett	\$725.00	\$0.00
Jun 1, 2024	Rent	-	Lavell Garrett	\$725.00	\$0.00
Jul 1, 2024	Rent	-	Lavell Garrett	\$725.00	\$0.00
Aug 1, 2024	Rent	-	Lavell Garrett	\$725.00	\$0.00
Oct 1, 2024	Rent	-	Lavell Garrett	\$725.00	\$0.00
Nov 1, 2024	Rent	-	Lavell Garrett	\$725.00	\$0.00
Dec 1, 2024	Rent	-	Lavell Garrett	\$725.00	\$0.00
Jan 1, 2025	Rent	-	Lavell Garrett	\$725.00	\$0.00
Feb 1, 2025	Rent	-	Lavell Garrett	\$725.00	\$0.00
Feb 7, 2025	Tenant charges & fees	Service/Main. fee	Lavell Garrett	\$250.00	\$0.00
Apr 1, 2025	Rent	-	Lavell Garrett	\$725.00	\$0.00
May 1, 2025	Rent	-	Lavell Garrett	\$725.00	\$0.00
Aug 1, 2025	Tenant charges & fees	Late payment fee	Lavell Garrett	\$50.00	\$0.00
Aug 1, 2025	Rent	-	Lavell Garrett	\$725.00	\$0.00

Sep 10, 2025	Rent	-	Lavell Garrett	\$725.00	\$0.00
Sep 13, 2025	Tenant charges & fees	Late payment fee	Lavell Garrett	\$50.00	\$0.00
Oct 10, 2025	Rent	-	Lavell Garrett	\$725.00	\$0.00
<b>Total (USD)</b>				<b>\$11,950.00</b>	<b>\$0.00</b>
<b>Apt. 352</b> (Single-family   352 Silver St, Akron, OH, 44303, US)					
Sep 1, 2024	Rent	-	Tommy Hatcher	\$800.00	\$0.00
Sep 6, 2024	Tenant charges & fees	Pet charge	Tommy Hatcher	\$25.00	\$0.00
Oct 1, 2024	Rent	-	Tommy Hatcher	\$800.00	\$0.00
Oct 1, 2024	Tenant charges & fees	Pet charge	Tommy Hatcher	\$25.00	\$0.00
Nov 1, 2024	Rent	-	Tommy Hatcher	\$800.00	\$0.00
Nov 1, 2024	Tenant charges & fees	Pet charge	Tommy Hatcher	\$25.00	\$0.00
Dec 1, 2024	Rent	-	Tommy Hatcher	\$800.00	\$0.00
Dec 1, 2024	Tenant charges & fees	Pet charge	Tommy Hatcher	\$25.00	\$0.00
Jan 1, 2025	Rent	-	Tommy Hatcher	\$800.00	\$0.00
Jan 1, 2025	Tenant charges & fees	Pet charge	Tommy Hatcher	\$25.00	\$0.00
Feb 1, 2025	Tenant charges & fees	Pet charge	Tommy Hatcher	\$25.00	\$0.00
Feb 1, 2025	Rent	-	Tommy Hatcher	\$800.00	\$0.00
Mar 1, 2025	Tenant charges & fees	Pet charge	Tommy Hatcher	\$25.00	\$0.00
Mar 1, 2025	Rent	-	Tommy Hatcher	\$800.00	\$0.00
Apr 1, 2025	Tenant charges & fees	Pet charge	Tommy Hatcher	\$25.00	\$0.00

Apr 1, 2025	Rent	-	Tommy Hatcher	\$800.00	\$0.00
May 1, 2025	Tenant charges & fees	Pet charge	Tommy Hatcher	\$25.00	\$0.00
May 1, 2025	Rent	-	Tommy Hatcher	\$800.00	\$0.00
Aug 1, 2025	Tenant charges & fees	Late payment fee	Tommy Hatcher	\$50.00	\$0.00
Aug 1, 2025	Rent	-	Tommy Hatcher	\$800.00	\$0.00
Sep 10, 2025	Rent	-	Tommy Hatcher	\$800.00	\$0.00
Sep 13, 2025	Tenant charges & fees	Late payment fee	Tommy Hatcher	\$50.00	\$0.00
Oct 10, 2025	Rent	-	Tommy Hatcher	\$800.00	\$0.00
Total (USD)				\$9,925.00	\$0.00
Grand total (USD)				\$72,728.39	\$0.00

## Rent Roll

**Date range:** as of Oct 30, 2025

Tenant	Unit	Lease number	Lease duration	Days vacant	Days listed	Rent frequency	Market rent	Deposits held
<b>Apt. 340</b> (Single-family   340 Silver St, Akron, OH, 44303, US)								
-	-	-	Vacant	1308	30	-	\$800.00	-
<b>Total (USD)</b>							<b>\$800.00</b>	<b>\$0.00</b>
<b>Apt. 342</b> (Single-family   342 Silver St, Akron, OH, 44303, US)								
Jashawn Campbell	-	35	Aug 1, 2025 - Aug 1, 2026	-	-	Monthly	\$800.00	\$1,900.00
Aisha Pollard								
<b>Total (USD)</b>							<b>\$800.00</b>	<b>\$1,900.00</b>
<b>Apt. 344</b> (Single-family   344 Silver St, Akron, OH, 44303, US)								
George Deforrest	-	40	Nov 22, 2024 - Nov 30, 2025	-	-	Monthly	\$850.00	\$1,655.00
<b>Total (USD)</b>							<b>\$850.00</b>	<b>\$1,655.00</b>
<b>Apt. 346</b> (Single-family   346 Silver St, Akron, OH, 44303, US)								
Laura Herron	-	39	Oct 2, 2024 - Oct 31, 2025	-	-	Monthly	\$850.00	\$850.00
<b>Total (USD)</b>							<b>\$850.00</b>	<b>\$850.00</b>
<b>Apt. 348</b> (Single-family   348 Silver St, Akron, OH, 44303, US)								

Ronald Matteson	-	43	Jul 5, 2025 - Jul 5, 2026	-	-	Monthly	\$850.00	\$0.00
Total (USD)							\$850.00	\$0.00
Apt. 350 (Single-family   350 Silver St, Akron, OH, 44303, US)								
Lavell Garrett	-	45	Jul 29, 2025 - Jul 28, 2026	-	-	Monthly	\$725.00	\$0.00
Total (USD)							\$725.00	\$0.00
Apt. 352 (Single-family   352 Silver St, Akron, OH, 44303, US)								
Tommy Hatcher	-	44	Sep 10, 2025 - Sep 10, 2026	-	-	Monthly	\$800.00	\$0.00
Total (USD)							\$800.00	\$0.00
Grand total (USD)							\$5,675.00	\$4,405.00