

# Real Estate and Beyond LLC

1512 W Bell Rd Ste. 9  
Phoenix, AZ 85023  
ph. (602) 549-9764 fax (602) 337-8431



Jessica Hopper  
529 WEST PALMARITAS DR  
Phoenix AZ 85029

## OWNER STATEMENT

Report Period: 01/01/2018 - 12/31/2018

### Portfolio Summary

Previous Balance	\$0.00
Ending Balance	\$613.03
Current Balance	\$0.00
Unpaid Bills	\$0.00
Effective Balance	\$613.03
Portfolio Minimum	\$0.00

	Month-To-Date	Year-To-Date	Balance
<b>Beginning Balance as of 01/01/2018</b>			<b>\$0.00</b>
<b>Income</b>			
Adjustment	-\$25.00	-\$25.00	
Legal Fees	\$163.00	\$163.00	
Rent	\$19,658.51	\$19,658.51	
Rental Tax-Phoenix	\$309.65	\$309.65	
<b>Total Income</b>	<b>\$20,106.16</b>	<b>\$20,106.16</b>	
<b>Expense</b>			

HVAC	\$100.00	\$100.00
Landscaping	\$1,115.00	\$1,115.00
Leasing Fee	\$1,300.00	\$1,300.00
Legal and Professional	\$1,215.00	\$1,215.00
Lock Change	\$125.00	\$125.00
Management Fees	\$1,600.00	\$1,600.00
Pest Control	\$324.00	\$324.00
Plumbing Repair	\$380.00	\$380.00
Registration fee	\$35.00	\$35.00
Rent Ready	\$6,847.82	\$6,847.82
Repairs	\$125.00	\$125.00
Tax Expense	\$190.25	\$190.25
Trash	\$150.00	\$150.00
Utility Expenses:Utility - Electric	\$1,780.65	\$1,780.65
Utility Expenses:Utility - Gas	\$624.93	\$624.93
Utility Expenses:Utility - Water	\$2,792.33	\$2,792.33
CAPITAL EXPENSE:Windows/Glass	\$750.00	\$750.00
<b>Total Expense</b>	<b>\$19,454.98</b>	<b>\$19,454.98</b>
<b>Net Income</b>	<b>\$651.18</b>	<b>\$651.18</b>
<b>Current Asset</b>		
Prepayment Transfer	-\$2,355.00	-\$2,355.00
<b>Total Current Asset</b>	<b>-\$2,355.00</b>	<b>-\$2,355.00</b>
<b>Adjustments</b>		
Owner Contributions	\$5,814.27	\$5,814.27
Owner Draws	\$8,207.42	\$8,207.42
<b>Total Adjustments</b>	<b>-\$2,393.15</b>	<b>-\$2,393.15</b>
<b>Ending Balance as of 12/31/2018</b>		<b>\$613.03</b>

**Prepared For:**

Jessica Hopper  
 529 WEST PALMARITAS DR  
 Phoenix, AZ

**Property Address:**

1747 E Virginia Avenue  
 Phoenix, AZ 85006

**Property Summary**

Escrow Account Balance Held	\$0.00
Unpaid Vendor Bills	\$0.00

**Transaction Detail for: 1747 E VIRGINIA**

Date	Description	Increase	Decrease	Balance
<b>Beginning Balance for Statement Period</b>				\$0.00
05/31/2018	<b>Unit 1:</b> Legal Fees	\$163.00	\$0.00	\$163.00
05/31/2018	<b>Unit 1:</b> Rent	\$625.00	\$0.00	\$788.00
06/01/2018	<b>Unit 1:</b> Legal and Professional	\$0.00	\$375.00	\$413.00
06/05/2018	<b>Unit 1:</b> Rent	\$625.00	\$0.00	\$1,038.00
06/07/2018	<b>Unit 1:</b> Legal and Professional	\$0.00	\$45.00	\$993.00
07/14/2018	<b>Unit 1:</b> Rent Ready	\$0.00	\$1,823.81	-\$830.81
07/14/2018	<b>Unit 1:</b> Rent	\$398.00	\$0.00	-\$432.81
08/01/2018	<b>Unit 1:</b> Rent	\$397.00	\$0.00	-\$35.81
08/15/2018	<b>Unit 1:</b> Rent	\$378.00	\$0.00	\$342.19
09/04/2018	<b>Unit 1:</b> Rental Tax-Phoenix	\$17.83	\$0.00	\$360.02
09/04/2018	<b>Unit 1:</b> Prepayment Transfer	\$0.00	-\$757.17	\$1,117.19
10/14/2018	<b>Unit 1:</b> Rental Tax-Phoenix	\$17.83	\$0.00	\$1,135.02
10/14/2018	<b>Unit 1:</b> Prepayment Transfer	\$0.00	-\$812.83	\$1,947.85
11/19/2018	<b>Unit 1:</b> Rental Tax-Phoenix	\$15.00	\$0.00	\$1,962.85
11/19/2018	<b>Unit 1:</b> Prepayment Transfer	\$0.00	-\$785.00	\$2,747.85
05/10/2018	<b>Unit 2:</b> Rent	\$500.00	\$0.00	\$3,247.85
06/01/2018	<b>Unit 2:</b> Rent	\$500.00	\$0.00	\$3,747.85

06/05/2018	<b>Unit 2:</b> Rent	\$100.00	\$0.00	\$3,847.85
07/14/2018	<b>Unit 2:</b> Rent Ready	\$0.00	\$1,211.78	\$2,636.07
09/06/2018	<b>Unit 2:</b> Leasing Fee	\$0.00	\$400.00	\$2,236.07
09/07/2018	<b>Unit 2:</b> Utility Expenses:Utility - Gas	\$0.00	\$42.66	\$2,193.41
09/11/2018	<b>Unit 2:</b> Utility Expenses:Utility - Electric	\$0.00	\$48.80	\$2,144.61
09/27/2018	<b>Unit 2:</b> Rental Tax-Phoenix	\$24.43	\$0.00	\$2,169.04
09/27/2018	<b>Unit 2:</b> Rent	\$809.00	\$0.00	\$2,978.04
10/01/2018	<b>Unit 2:</b> Rental Tax-Phoenix	\$24.43	\$0.00	\$3,002.47
10/01/2018	<b>Unit 2:</b> Rent	\$836.14	\$0.00	\$3,838.61
10/04/2018	<b>Unit 2:</b> Rent	\$452.00	\$0.00	\$4,290.61
10/08/2018	<b>Unit 2:</b> Utility Expenses:Utility - Gas	\$0.00	\$24.27	\$4,266.34
11/01/2018	<b>Unit 2:</b> Rent	\$85.00	\$0.00	\$4,351.34
11/05/2018	<b>Unit 2:</b> Rent	\$809.00	\$0.00	\$5,160.34
11/06/2018	<b>Unit 2:</b> Utility Expenses:Utility - Gas	\$0.00	\$26.48	\$5,133.86
11/06/2018	<b>Unit 2:</b> Rental Tax-Phoenix	\$24.43	\$0.00	\$5,158.29
11/06/2018	<b>Unit 2:</b> Utility Expenses:Utility - Electric	\$0.00	\$100.03	\$5,058.26
11/06/2018	<b>Unit 2:</b> Rent	\$154.57	\$0.00	\$5,212.83
12/05/2018	<b>Unit 2:</b> Rent	\$809.00	\$0.00	\$6,021.83
12/10/2018	<b>Unit 2:</b> Utility Expenses:Utility - Gas	\$0.00	\$34.51	\$5,987.32
05/01/2018	<b>Unit 3:</b> Rent Ready	\$0.00	\$528.21	\$5,459.11
05/11/2018	<b>Unit 3:</b> Utility Expenses:Utility - Gas	\$0.00	\$122.75	\$5,336.36
05/11/2018	<b>Unit 3:</b> Utility Expenses:Utility - Electric	\$0.00	\$267.34	\$5,069.02
05/25/2018	<b>Unit 3:</b> Utility Expenses:Utility - Gas	\$0.00	\$80.00	\$4,989.02
06/07/2018	<b>Unit 3:</b> Utility Expenses:Utility - Electric	\$0.00	\$29.07	\$4,959.95
06/12/2018	<b>Unit 3:</b> Leasing Fee	\$0.00	\$400.00	\$4,559.95
06/12/2018	<b>Unit 3:</b> Rent	\$240.00	\$0.00	\$4,799.95
07/05/2018	<b>Unit 3:</b> Rent	\$210.00	\$0.00	\$5,009.95
07/06/2018	<b>Unit 3:</b> Rent Ready	\$0.00	\$900.00	\$4,109.95
07/14/2018	<b>Unit 3:</b> Utility Expenses:Utility - Electric	\$0.00	\$160.91	\$3,949.04
07/30/2018	<b>Unit 3:</b> Rent	\$1,589.00	\$0.00	\$5,538.04

08/02/2018	<b>Unit 3:</b> Rent	\$695.00	\$0.00	\$6,233.04
08/07/2018	<b>Unit 3:</b> Rental Tax-Phoenix	\$21.10	\$0.00	\$6,254.14
08/07/2018	<b>Unit 3:</b> Utility Expenses:Utility - Electric	\$0.00	\$272.67	\$5,981.47
08/07/2018	<b>Unit 3:</b> Rent	\$151.90	\$0.00	\$6,133.37
09/05/2018	<b>Unit 3:</b> Rental Tax-Phoenix	\$21.10	\$0.00	\$6,154.47
09/05/2018	<b>Unit 3:</b> Rent	\$653.90	\$0.00	\$6,808.37
09/11/2018	<b>Unit 3:</b> Utility Expenses:Utility - Electric	\$0.00	\$264.83	\$6,543.54
10/01/2018	<b>Unit 3:</b> Rent	\$695.00	\$0.00	\$7,238.54
10/30/2018	<b>Unit 3:</b> Legal and Professional	\$0.00	\$375.00	\$6,863.54
10/30/2018	<b>Unit 3:</b> Rent	\$445.00	\$0.00	\$7,308.54
10/31/2018	<b>Unit 3:</b> Leasing Fee	\$0.00	\$500.00	\$6,808.54
11/06/2018	<b>Unit 3:</b> Rent Ready	\$0.00	\$669.21	\$6,139.33
11/06/2018	<b>Unit 3:</b> Utility Expenses:Utility - Gas	\$0.00	\$15.61	\$6,123.72
11/06/2018	<b>Unit 3:</b> Pest Control	\$0.00	\$135.00	\$5,988.72
11/06/2018	<b>Unit 3:</b> Legal and Professional	\$0.00	\$45.00	\$5,943.72
11/06/2018	<b>Unit 3:</b> Utility Expenses:Utility - Electric	\$0.00	\$158.82	\$5,784.90
11/14/2018	<b>Unit 3:</b> Rental Tax-Phoenix	\$19.00	\$0.00	\$5,803.90
11/14/2018	<b>Unit 3:</b> Rent	\$770.00	\$0.00	\$6,573.90
12/01/2018	<b>Unit 3:</b> Rental Tax-Phoenix	\$19.00	\$0.00	\$6,592.90
12/01/2018	<b>Unit 3:</b> Rent	\$192.50	\$0.00	\$6,785.40
12/14/2018	<b>Unit 3:</b> Rent	\$510.00	\$0.00	\$7,295.40
05/03/2018	<b>Unit 4:</b> Rent	\$600.00	\$0.00	\$7,895.40
05/05/2018	<b>Unit 4:</b> Rent	\$25.00	\$0.00	\$7,920.40
05/05/2018	<b>Unit 4:</b> Adjustment	-\$25.00	\$0.00	\$7,895.40
06/04/2018	<b>Unit 4:</b> Rent	\$625.00	\$0.00	\$8,520.40
07/14/2018	<b>Unit 4:</b> Rent Ready	\$0.00	\$900.00	\$7,620.40
07/23/2018	<b>Unit 4:</b> Rent	\$544.00	\$0.00	\$8,164.40
07/26/2018	<b>Unit 4:</b> Utility Expenses:Utility - Electric	\$0.00	\$12.48	\$8,151.92
08/02/2018	<b>Unit 4:</b> Rental Tax-Phoenix	\$21.10	\$0.00	\$8,173.02
08/02/2018	<b>Unit 4:</b> Rent	\$846.90	\$0.00	\$9,019.92
08/03/2018	<b>Unit 4:</b> Utility Expenses:Utility - Gas	\$0.00	\$80.00	\$8,939.92

08/07/2018	<b>Unit 4:</b> Utility Expenses:Utility - Electric	\$0.00	\$136.60	\$8,803.32
09/05/2018	<b>Unit 4:</b> Rental Tax-Phoenix	\$21.10	\$0.00	\$8,824.42
09/05/2018	<b>Unit 4:</b> Rent	\$846.90	\$0.00	\$9,671.32
09/11/2018	<b>Unit 4:</b> Utility Expenses:Utility - Electric	\$0.00	\$181.17	\$9,490.15
10/01/2018	<b>Unit 4:</b> Rental Tax-Phoenix	\$21.10	\$0.00	\$9,511.25
10/01/2018	<b>Unit 4:</b> Rent	\$846.90	\$0.00	\$10,358.15
11/05/2018	<b>Unit 4:</b> Rental Tax-Phoenix	\$21.10	\$0.00	\$10,379.25
11/05/2018	<b>Unit 4:</b> Rent	\$846.90	\$0.00	\$11,226.15
11/06/2018	<b>Unit 4:</b> Utility Expenses:Utility - Electric	\$0.00	\$102.76	\$11,123.39
11/20/2018	<b>Unit 4:</b> Lock Change	\$0.00	\$125.00	\$10,998.39
11/27/2018	<b>Unit 4:</b> Legal and Professional	\$0.00	\$375.00	\$10,623.39
11/27/2018	<b>Unit 4:</b> Rent Ready	\$0.00	\$400.00	\$10,223.39
12/05/2018	<b>Unit 4:</b> Rental Tax-Phoenix	\$21.10	\$0.00	\$10,244.49
12/05/2018	<b>Unit 4:</b> Rent	\$846.90	\$0.00	\$11,091.39
12/06/2018	<b>Unit 4:</b> Rent Ready	\$0.00	\$414.81	\$10,676.58
12/07/2018	<b>Unit 4:</b> Utility Expenses:Utility - Electric	\$0.00	\$45.17	\$10,631.41
12/20/2018	<b>Unit 4:</b> Trash	\$0.00	\$150.00	\$10,481.41
12/20/2018	<b>Unit 4:</b> Repairs	\$0.00	\$125.00	\$10,356.41
12/31/2018	<b>Unit 4:</b> CAPITAL EXPENSE:Windows/Glass	\$0.00	\$750.00	\$9,606.41
05/05/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$9,406.41
06/05/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$9,206.41
06/07/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Water	\$0.00	\$238.52	\$8,967.89
07/05/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$8,767.89
07/06/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Water	\$0.00	\$230.39	\$8,537.50
07/16/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$100.00	\$8,437.50
07/18/2018	<b>1747 E VIRGINIA:</b> Registration fee	\$0.00	\$35.00	\$8,402.50
07/26/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$185.00	\$8,217.50
08/03/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Water	\$0.00	\$447.47	\$7,770.03
08/03/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$185.00	\$7,585.03
08/06/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$7,385.03

08/07/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Gas	\$0.00	\$118.65	\$7,266.38
08/25/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$135.00	\$7,131.38
08/31/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Gas	\$0.00	\$80.00	\$7,051.38
09/05/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Water	\$0.00	\$457.30	\$6,594.08
09/05/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$6,394.08
09/07/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$135.00	\$6,259.08
10/01/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Water	\$0.00	\$457.30	\$5,801.78
10/01/2018	<b>1747 E VIRGINIA:</b> Pest Control	\$0.00	\$189.00	\$5,612.78
10/04/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$5,412.78
10/09/2018	<b>1747 E VIRGINIA:</b> Plumbing Repair	\$0.00	\$380.00	\$5,032.78
10/15/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$125.00	\$4,907.78
10/15/2018	<b>1747 E VIRGINIA:</b> HVAC	\$0.00	\$100.00	\$4,807.78
11/06/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Water	\$0.00	\$467.87	\$4,339.91
11/06/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$4,139.91
11/15/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$125.00	\$4,014.91
11/19/2018	<b>1747 E VIRGINIA:</b> Tax Expense	\$0.00	\$9.30	\$4,005.61
12/03/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Water	\$0.00	\$493.48	\$3,512.13
12/05/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$3,312.13
12/20/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$125.00	\$3,187.13
<b>Ending Balance for Statement Period</b>				\$3,187.13

### 1747 E VIRGINIA Operating Statement

	JAN-18	FEB-18	MAR-18	APR-18	MAY-18	JUN-18	JUL-18	AUG-18	SEP-18	OCT-18	NOV-18	DEC-18	Total
<b>Income</b>													
Adjustment	\$0.00	\$0.00	\$0.00	\$0.00	-\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$25.00
Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$163.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$163.00
Rent	\$0.00	\$0.00	\$0.00	\$0.00	\$1,750.00	\$2,090.00	\$2,741.00	\$2,468.80	\$2,309.80	\$3,275.04	\$2,665.47	\$2,358.40	\$19,658.51
Rental Tax-Phoenix	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42.20	\$84.46	\$63.36	\$79.53	\$40.10	\$309.65
<b>Expense</b>													
Management Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$1,600.00
Rent Ready	\$0.00	\$0.00	\$0.00	\$0.00	\$528.21	\$0.00	\$4,835.59	\$0.00	\$0.00	\$0.00	\$1,069.21	\$414.81	\$6,847.82

Utility Expenses:Utility - Electric	\$0.00	\$0.00	\$0.00	\$0.00	\$267.34	\$29.07	\$173.39	\$409.27	\$494.80	\$0.00	\$361.61	\$45.17	\$1,780.65	
Utility Expenses:Utility - Gas	\$0.00	\$0.00	\$0.00	\$0.00	\$202.75	\$0.00	\$0.00	\$278.65	\$42.66	\$24.27	\$42.09	\$34.51	\$624.93	
Leasing Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$0.00	\$0.00	\$400.00	\$500.00	\$0.00	\$0.00	\$1,300.00	
Legal and Professional	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$420.00	\$0.00	\$0.00	\$0.00	\$375.00	\$420.00	\$0.00	\$1,215.00	
Utility Expenses:Utility - Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$238.52	\$230.39	\$447.47	\$457.30	\$457.30	\$467.87	\$493.48	\$2,792.33	
Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$285.00	\$320.00	\$135.00	\$125.00	\$125.00	\$125.00	\$1,115.00	
Registration fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	
HVAC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	
Pest Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$189.00	\$135.00	\$0.00	\$324.00
Plumbing Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$380.00	\$0.00	\$0.00	\$380.00
Lock Change	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	
Tax Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.30	\$0.00	\$9.30
Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$125.00
Trash	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00
CAPITAL EXPENSE:Windows/Glass	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00	\$750.00
<b>Current Liability</b>														
Prepayments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$397.00	-\$397.00	\$76.57	\$8.43	\$151.50	-\$236.50	\$0.00	
<b>Current Asset</b>														
Prepayment Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$757.17	-\$812.83	-\$785.00	\$0.00	-\$2,355.00	
<b>Net Operating Income</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$689.70	\$802.41	-\$2,621.37	\$458.61	\$1,498.24	\$1,809.09	\$726.42	-\$175.97	\$3,187.13	



## Real Estate and Beyond LLC

1512 W Bell Rd Ste. 9  
Phoenix, AZ 85023  
ph. (602) 549-9764 fax (602) 337-8431



Tate Berger  
529 WEST PALMARITAS DR  
Phoenix AZ 85029

## OWNER STATEMENT

Report Period: 01/01/2018 - 12/31/2018

### Portfolio Summary

Previous Balance	\$0.00
Ending Balance	\$613.03
Current Balance	\$0.00
Unpaid Bills	\$0.00
Effective Balance	\$613.03
Portfolio Minimum	\$0.00

	Month-To-Date	Year-To-Date	Balance
<b>Beginning Balance as of 01/01/2018</b>			<b>\$0.00</b>

### Income

Adjustment	-\$25.00	-\$25.00
Legal Fees	\$163.00	\$163.00
Rent	\$19,658.51	\$19,658.51
Rental Tax-Phoenix	\$309.65	\$309.65
<b>Total Income</b>	<b>\$20,106.16</b>	<b>\$20,106.16</b>

### Expense

HVAC	\$100.00	\$100.00
Landscaping	\$1,115.00	\$1,115.00
Leasing Fee	\$1,300.00	\$1,300.00
Legal and Professional	\$1,215.00	\$1,215.00
Lock Change	\$125.00	\$125.00
Management Fees	\$1,600.00	\$1,600.00
Pest Control	\$324.00	\$324.00
Plumbing Repair	\$380.00	\$380.00
Registration fee	\$35.00	\$35.00
Rent Ready	\$6,847.82	\$6,847.82
Repairs	\$125.00	\$125.00
Tax Expense	\$190.25	\$190.25
Trash	\$150.00	\$150.00
Utility Expenses:Utility - Electric	\$1,780.65	\$1,780.65
Utility Expenses:Utility - Gas	\$624.93	\$624.93
Utility Expenses:Utility - Water	\$2,792.33	\$2,792.33
CAPITAL EXPENSE:Windows/Glass	\$750.00	\$750.00
<b>Total Expense</b>	<b>\$19,454.98</b>	<b>\$19,454.98</b>
<b>Net Income</b>	<b>\$651.18</b>	<b>\$651.18</b>
<b>Current Asset</b>		
Prepayment Transfer	-\$2,355.00	-\$2,355.00
<b>Total Current Asset</b>	<b>-\$2,355.00</b>	<b>-\$2,355.00</b>
<b>Adjustments</b>		
Owner Contributions	\$5,814.27	\$5,814.27
Owner Draws	\$8,207.42	\$8,207.42
<b>Total Adjustments</b>	<b>-\$2,393.15</b>	<b>-\$2,393.15</b>
<b>Ending Balance as of 12/31/2018</b>		<b>\$613.03</b>

**Prepared For:**

Tate Berger  
 529 WEST PALMARITAS DR  
 Phoenix, AZ

**Property Address:**

1747 E Virginia Avenue  
 Phoenix, AZ 85006

**Property Summary**

Escrow Account Balance Held	\$0.00
Unpaid Vendor Bills	\$0.00

**Transaction Detail for: 1747 E VIRGINIA**

Date	Description	Increase	Decrease	Balance
<b>Beginning Balance for Statement Period</b>				\$0.00
05/31/2018	<b>Unit 1:</b> Legal Fees	\$163.00	\$0.00	\$163.00
05/31/2018	<b>Unit 1:</b> Rent	\$625.00	\$0.00	\$788.00
06/01/2018	<b>Unit 1:</b> Legal and Professional	\$0.00	\$375.00	\$413.00
06/05/2018	<b>Unit 1:</b> Rent	\$625.00	\$0.00	\$1,038.00
06/07/2018	<b>Unit 1:</b> Legal and Professional	\$0.00	\$45.00	\$993.00
07/14/2018	<b>Unit 1:</b> Rent Ready	\$0.00	\$1,823.81	-\$830.81
07/14/2018	<b>Unit 1:</b> Rent	\$398.00	\$0.00	-\$432.81
08/01/2018	<b>Unit 1:</b> Rent	\$397.00	\$0.00	-\$35.81
08/15/2018	<b>Unit 1:</b> Rent	\$378.00	\$0.00	\$342.19
09/04/2018	<b>Unit 1:</b> Rental Tax-Phoenix	\$17.83	\$0.00	\$360.02
09/04/2018	<b>Unit 1:</b> Prepayment Transfer	\$0.00	-\$757.17	\$1,117.19
10/14/2018	<b>Unit 1:</b> Rental Tax-Phoenix	\$17.83	\$0.00	\$1,135.02
10/14/2018	<b>Unit 1:</b> Prepayment Transfer	\$0.00	-\$812.83	\$1,947.85
11/19/2018	<b>Unit 1:</b> Rental Tax-Phoenix	\$15.00	\$0.00	\$1,962.85
11/19/2018	<b>Unit 1:</b> Prepayment Transfer	\$0.00	-\$785.00	\$2,747.85
05/10/2018	<b>Unit 2:</b> Rent	\$500.00	\$0.00	\$3,247.85
06/01/2018	<b>Unit 2:</b> Rent	\$500.00	\$0.00	\$3,747.85

06/05/2018	<b>Unit 2:</b> Rent	\$100.00	\$0.00	\$3,847.85
07/14/2018	<b>Unit 2:</b> Rent Ready	\$0.00	\$1,211.78	\$2,636.07
09/06/2018	<b>Unit 2:</b> Leasing Fee	\$0.00	\$400.00	\$2,236.07
09/07/2018	<b>Unit 2:</b> Utility Expenses:Utility - Gas	\$0.00	\$42.66	\$2,193.41
09/11/2018	<b>Unit 2:</b> Utility Expenses:Utility - Electric	\$0.00	\$48.80	\$2,144.61
09/27/2018	<b>Unit 2:</b> Rental Tax-Phoenix	\$24.43	\$0.00	\$2,169.04
09/27/2018	<b>Unit 2:</b> Rent	\$809.00	\$0.00	\$2,978.04
10/01/2018	<b>Unit 2:</b> Rental Tax-Phoenix	\$24.43	\$0.00	\$3,002.47
10/01/2018	<b>Unit 2:</b> Rent	\$836.14	\$0.00	\$3,838.61
10/04/2018	<b>Unit 2:</b> Rent	\$452.00	\$0.00	\$4,290.61
10/08/2018	<b>Unit 2:</b> Utility Expenses:Utility - Gas	\$0.00	\$24.27	\$4,266.34
11/01/2018	<b>Unit 2:</b> Rent	\$85.00	\$0.00	\$4,351.34
11/05/2018	<b>Unit 2:</b> Rent	\$809.00	\$0.00	\$5,160.34
11/06/2018	<b>Unit 2:</b> Utility Expenses:Utility - Gas	\$0.00	\$26.48	\$5,133.86
11/06/2018	<b>Unit 2:</b> Rental Tax-Phoenix	\$24.43	\$0.00	\$5,158.29
11/06/2018	<b>Unit 2:</b> Utility Expenses:Utility - Electric	\$0.00	\$100.03	\$5,058.26
11/06/2018	<b>Unit 2:</b> Rent	\$154.57	\$0.00	\$5,212.83
12/05/2018	<b>Unit 2:</b> Rent	\$809.00	\$0.00	\$6,021.83
12/10/2018	<b>Unit 2:</b> Utility Expenses:Utility - Gas	\$0.00	\$34.51	\$5,987.32
05/01/2018	<b>Unit 3:</b> Rent Ready	\$0.00	\$528.21	\$5,459.11
05/11/2018	<b>Unit 3:</b> Utility Expenses:Utility - Gas	\$0.00	\$122.75	\$5,336.36
05/11/2018	<b>Unit 3:</b> Utility Expenses:Utility - Electric	\$0.00	\$267.34	\$5,069.02
05/25/2018	<b>Unit 3:</b> Utility Expenses:Utility - Gas	\$0.00	\$80.00	\$4,989.02
06/07/2018	<b>Unit 3:</b> Utility Expenses:Utility - Electric	\$0.00	\$29.07	\$4,959.95
06/12/2018	<b>Unit 3:</b> Leasing Fee	\$0.00	\$400.00	\$4,559.95
06/12/2018	<b>Unit 3:</b> Rent	\$240.00	\$0.00	\$4,799.95
07/05/2018	<b>Unit 3:</b> Rent	\$210.00	\$0.00	\$5,009.95
07/06/2018	<b>Unit 3:</b> Rent Ready	\$0.00	\$900.00	\$4,109.95
07/14/2018	<b>Unit 3:</b> Utility Expenses:Utility - Electric	\$0.00	\$160.91	\$3,949.04
07/30/2018	<b>Unit 3:</b> Rent	\$1,589.00	\$0.00	\$5,538.04

08/02/2018	<b>Unit 3:</b> Rent	\$695.00	\$0.00	\$6,233.04
08/07/2018	<b>Unit 3:</b> Rental Tax-Phoenix	\$21.10	\$0.00	\$6,254.14
08/07/2018	<b>Unit 3:</b> Utility Expenses:Utility - Electric	\$0.00	\$272.67	\$5,981.47
08/07/2018	<b>Unit 3:</b> Rent	\$151.90	\$0.00	\$6,133.37
09/05/2018	<b>Unit 3:</b> Rental Tax-Phoenix	\$21.10	\$0.00	\$6,154.47
09/05/2018	<b>Unit 3:</b> Rent	\$653.90	\$0.00	\$6,808.37
09/11/2018	<b>Unit 3:</b> Utility Expenses:Utility - Electric	\$0.00	\$264.83	\$6,543.54
10/01/2018	<b>Unit 3:</b> Rent	\$695.00	\$0.00	\$7,238.54
10/30/2018	<b>Unit 3:</b> Legal and Professional	\$0.00	\$375.00	\$6,863.54
10/30/2018	<b>Unit 3:</b> Rent	\$445.00	\$0.00	\$7,308.54
10/31/2018	<b>Unit 3:</b> Leasing Fee	\$0.00	\$500.00	\$6,808.54
11/06/2018	<b>Unit 3:</b> Rent Ready	\$0.00	\$669.21	\$6,139.33
11/06/2018	<b>Unit 3:</b> Utility Expenses:Utility - Gas	\$0.00	\$15.61	\$6,123.72
11/06/2018	<b>Unit 3:</b> Pest Control	\$0.00	\$135.00	\$5,988.72
11/06/2018	<b>Unit 3:</b> Legal and Professional	\$0.00	\$45.00	\$5,943.72
11/06/2018	<b>Unit 3:</b> Utility Expenses:Utility - Electric	\$0.00	\$158.82	\$5,784.90
11/14/2018	<b>Unit 3:</b> Rental Tax-Phoenix	\$19.00	\$0.00	\$5,803.90
11/14/2018	<b>Unit 3:</b> Rent	\$770.00	\$0.00	\$6,573.90
12/01/2018	<b>Unit 3:</b> Rental Tax-Phoenix	\$19.00	\$0.00	\$6,592.90
12/01/2018	<b>Unit 3:</b> Rent	\$192.50	\$0.00	\$6,785.40
12/14/2018	<b>Unit 3:</b> Rent	\$510.00	\$0.00	\$7,295.40
05/03/2018	<b>Unit 4:</b> Rent	\$600.00	\$0.00	\$7,895.40
05/05/2018	<b>Unit 4:</b> Rent	\$25.00	\$0.00	\$7,920.40
05/05/2018	<b>Unit 4:</b> Adjustment	-\$25.00	\$0.00	\$7,895.40
06/04/2018	<b>Unit 4:</b> Rent	\$625.00	\$0.00	\$8,520.40
07/14/2018	<b>Unit 4:</b> Rent Ready	\$0.00	\$900.00	\$7,620.40
07/23/2018	<b>Unit 4:</b> Rent	\$544.00	\$0.00	\$8,164.40
07/26/2018	<b>Unit 4:</b> Utility Expenses:Utility - Electric	\$0.00	\$12.48	\$8,151.92
08/02/2018	<b>Unit 4:</b> Rental Tax-Phoenix	\$21.10	\$0.00	\$8,173.02
08/02/2018	<b>Unit 4:</b> Rent	\$846.90	\$0.00	\$9,019.92
08/03/2018	<b>Unit 4:</b> Utility Expenses:Utility - Gas	\$0.00	\$80.00	\$8,939.92

08/07/2018	<b>Unit 4:</b> Utility Expenses:Utility - Electric	\$0.00	\$136.60	\$8,803.32
09/05/2018	<b>Unit 4:</b> Rental Tax-Phoenix	\$21.10	\$0.00	\$8,824.42
09/05/2018	<b>Unit 4:</b> Rent	\$846.90	\$0.00	\$9,671.32
09/11/2018	<b>Unit 4:</b> Utility Expenses:Utility - Electric	\$0.00	\$181.17	\$9,490.15
10/01/2018	<b>Unit 4:</b> Rental Tax-Phoenix	\$21.10	\$0.00	\$9,511.25
10/01/2018	<b>Unit 4:</b> Rent	\$846.90	\$0.00	\$10,358.15
11/05/2018	<b>Unit 4:</b> Rental Tax-Phoenix	\$21.10	\$0.00	\$10,379.25
11/05/2018	<b>Unit 4:</b> Rent	\$846.90	\$0.00	\$11,226.15
11/06/2018	<b>Unit 4:</b> Utility Expenses:Utility - Electric	\$0.00	\$102.76	\$11,123.39
11/20/2018	<b>Unit 4:</b> Lock Change	\$0.00	\$125.00	\$10,998.39
11/27/2018	<b>Unit 4:</b> Legal and Professional	\$0.00	\$375.00	\$10,623.39
11/27/2018	<b>Unit 4:</b> Rent Ready	\$0.00	\$400.00	\$10,223.39
12/05/2018	<b>Unit 4:</b> Rental Tax-Phoenix	\$21.10	\$0.00	\$10,244.49
12/05/2018	<b>Unit 4:</b> Rent	\$846.90	\$0.00	\$11,091.39
12/06/2018	<b>Unit 4:</b> Rent Ready	\$0.00	\$414.81	\$10,676.58
12/07/2018	<b>Unit 4:</b> Utility Expenses:Utility - Electric	\$0.00	\$45.17	\$10,631.41
12/20/2018	<b>Unit 4:</b> Trash	\$0.00	\$150.00	\$10,481.41
12/20/2018	<b>Unit 4:</b> Repairs	\$0.00	\$125.00	\$10,356.41
12/31/2018	<b>Unit 4:</b> CAPITAL EXPENSE:Windows/Glass	\$0.00	\$750.00	\$9,606.41
05/05/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$9,406.41
06/05/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$9,206.41
06/07/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Water	\$0.00	\$238.52	\$8,967.89
07/05/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$8,767.89
07/06/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Water	\$0.00	\$230.39	\$8,537.50
07/16/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$100.00	\$8,437.50
07/18/2018	<b>1747 E VIRGINIA:</b> Registration fee	\$0.00	\$35.00	\$8,402.50
07/26/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$185.00	\$8,217.50
08/03/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Water	\$0.00	\$447.47	\$7,770.03
08/03/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$185.00	\$7,585.03
08/06/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$7,385.03

08/07/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Gas	\$0.00	\$118.65	\$7,266.38
08/25/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$135.00	\$7,131.38
08/31/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Gas	\$0.00	\$80.00	\$7,051.38
09/05/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Water	\$0.00	\$457.30	\$6,594.08
09/05/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$6,394.08
09/07/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$135.00	\$6,259.08
10/01/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Water	\$0.00	\$457.30	\$5,801.78
10/01/2018	<b>1747 E VIRGINIA:</b> Pest Control	\$0.00	\$189.00	\$5,612.78
10/04/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$5,412.78
10/09/2018	<b>1747 E VIRGINIA:</b> Plumbing Repair	\$0.00	\$380.00	\$5,032.78
10/15/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$125.00	\$4,907.78
10/15/2018	<b>1747 E VIRGINIA:</b> HVAC	\$0.00	\$100.00	\$4,807.78
11/06/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Water	\$0.00	\$467.87	\$4,339.91
11/06/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$4,139.91
11/15/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$125.00	\$4,014.91
11/19/2018	<b>1747 E VIRGINIA:</b> Tax Expense	\$0.00	\$9.30	\$4,005.61
12/03/2018	<b>1747 E VIRGINIA:</b> Utility Expenses:Utility - Water	\$0.00	\$493.48	\$3,512.13
12/05/2018	<b>1747 E VIRGINIA:</b> Management Fees	\$0.00	\$200.00	\$3,312.13
12/20/2018	<b>1747 E VIRGINIA:</b> Landscaping	\$0.00	\$125.00	\$3,187.13
<b>Ending Balance for Statement Period</b>				\$3,187.13

### 1747 E VIRGINIA Operating Statement

	JAN-18	FEB-18	MAR-18	APR-18	MAY-18	JUN-18	JUL-18	AUG-18	SEP-18	OCT-18	NOV-18	DEC-18	Total
<b>Income</b>													
Adjustment	\$0.00	\$0.00	\$0.00	\$0.00	-\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$25.00
Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$163.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$163.00
Rent	\$0.00	\$0.00	\$0.00	\$0.00	\$1,750.00	\$2,090.00	\$2,741.00	\$2,468.80	\$2,309.80	\$3,275.04	\$2,665.47	\$2,358.40	\$19,658.51
Rental Tax-Phoenix	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42.20	\$84.46	\$63.36	\$79.53	\$40.10	\$309.65
<b>Expense</b>													
Management Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$1,600.00
Rent Ready	\$0.00	\$0.00	\$0.00	\$0.00	\$528.21	\$0.00	\$4,835.59	\$0.00	\$0.00	\$0.00	\$1,069.21	\$414.81	\$6,847.82

Utility Expenses:Utility - Electric	\$0.00	\$0.00	\$0.00	\$0.00	\$267.34	\$29.07	\$173.39	\$409.27	\$494.80	\$0.00	\$361.61	\$45.17	\$1,780.65	
Utility Expenses:Utility - Gas	\$0.00	\$0.00	\$0.00	\$0.00	\$202.75	\$0.00	\$0.00	\$278.65	\$42.66	\$24.27	\$42.09	\$34.51	\$624.93	
Leasing Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$0.00	\$0.00	\$400.00	\$500.00	\$0.00	\$0.00	\$1,300.00	
Legal and Professional	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$420.00	\$0.00	\$0.00	\$0.00	\$375.00	\$420.00	\$0.00	\$1,215.00	
Utility Expenses:Utility - Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$238.52	\$230.39	\$447.47	\$457.30	\$457.30	\$467.87	\$493.48	\$2,792.33	
Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$285.00	\$320.00	\$135.00	\$125.00	\$125.00	\$125.00	\$1,115.00	
Registration fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	
HVAC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	
Pest Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$189.00	\$135.00	\$0.00	\$324.00
Plumbing Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$380.00	\$0.00	\$0.00	\$380.00
Lock Change	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	
Tax Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.30	\$0.00	\$9.30
Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$125.00
Trash	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00
CAPITAL EXPENSE:Windows/Glass	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00	\$750.00
<b>Current Liability</b>														
Prepayments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$397.00	-\$397.00	\$76.57	\$8.43	\$151.50	-\$236.50	\$0.00	
<b>Current Asset</b>														
Prepayment Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$757.17	-\$812.83	-\$785.00	\$0.00	-\$2,355.00	
<b>Net Operating Income</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$689.70	\$802.41	-\$2,621.37	\$458.61	\$1,498.24	\$1,809.09	\$726.42	-\$175.97	\$3,187.13	