

# Rental Owner Statement

901 Properties  
9045 Forest Center Dr, STE 102  
Germantown, TN 38138



Statement period **9/1/2023 - 9/30/2023**

Statement date **10/2/2023**

Memphis Merit Academy Real Estate, LLC

## Summary by property

	4089 American Way HSE	4089 American Way-African Braid	4089 American Way-Beautiful Nails	4089 American Way-Jackson Hewitt	4089 American Way-Merit Academy	4089 American Way-Red Diamond Event Hall	4089 American Way-Shakena Glory Church	4089 American Way-Village Mart	4095 American Way-Magic Kidz	All properties
<b>Beginning cash balance</b>	<b>(\$117,978.68)</b>	<b>\$7,728.90</b>	<b>\$7,196.26</b>	<b>\$10,482.67</b>	<b>\$136,745.00</b>	<b>\$11,220.08</b>	<b>\$14,628.42</b>	<b>\$48,891.84</b>	<b>\$2,141.56</b>	<b>\$121,056.05</b>
<b>+ Additions to cash</b>										
Income	0.00	1,500.00	1,393.59	2,265.41	0.00	4,403.00	2,552.00	8,390.00	0.00	20,504.00
Owner contributions	147,978.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	147,978.68
Other additions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>- Subtractions from cash</b>										
Expenses	53,255.27	0.00	125.00	0.00	0.00	0.00	199.00	0.00	0.00	53,579.27
Owner draws	0.00	7,728.90	7,196.26	10,482.67	136,745.00	11,220.08	14,628.42	48,891.84	2,141.56	239,034.73
Other subtractions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Ending cash balance</b>	<b>(\$23,255.27)</b>	<b>\$1,500.00</b>	<b>\$1,268.59</b>	<b>\$2,265.41</b>	<b>\$0.00</b>	<b>\$4,403.00</b>	<b>\$2,353.00</b>	<b>\$8,390.00</b>	<b>\$0.00</b>	<b>(\$3,075.27)</b>
<b>- Adjustments</b>										
Property reserve	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
<b>Available for payment</b>	<b>(\$53,255.27)</b>	<b>\$1,500.00</b>	<b>\$1,268.59</b>	<b>\$2,265.41</b>	<b>\$0.00</b>	<b>\$4,403.00</b>	<b>\$2,353.00</b>	<b>\$8,390.00</b>	<b>\$0.00</b>	<b>(\$33,075.27)</b>

# Rental Owner Statement

901 Properties  
9045 Forest Center Dr, STE 102  
Germantown, TN 38138



Statement period **9/1/2023 - 9/30/2023**

Statement date **10/2/2023**

## Income statement

	4089 American Way HSE	4089 American Way- African Braid	4089 American Way- Beautiful Nails	4089 American Way- Jackson Hewitt	4089 American Way- Merit Academy	4089 American Way-Red Diamond Event Hall	4089 American Way- Shakena Glory Church	4089 American Way-Village Mart	4095 American Way- Magic Kidz	<b>All properties</b>
<b>Income</b>										
Commercial Income - CAM Income (commercial)	0.00	258.38	443.34	356.11	0.00	1,900.00	0.00	1,926.25	0.00	4,884.08
Commercial Income - Insurance Income (commercial)	0.00	48.75	79.16	59.14	0.00	0.00	0.00	0.00	0.00	187.05
Commercial Income - Rent Income (commercial)	0.00	1,114.87	743.97	1,572.92	0.00	1,786.66	2,552.00	5,917.50	0.00	13,687.92
Commercial Income - Sign Income	0.00	0.00	0.00	181.61	0.00	0.00	0.00	0.00	0.00	181.61
Commercial Income - Tax Income (commercial)	0.00	78.00	127.12	95.63	0.00	716.34	0.00	546.25	0.00	1,563.34
<b>Total income</b>	<b>\$0.00</b>	<b>\$1,500.00</b>	<b>\$1,393.59</b>	<b>\$2,265.41</b>	<b>\$0.00</b>	<b>\$4,403.00</b>	<b>\$2,552.00</b>	<b>\$8,390.00</b>	<b>\$0.00</b>	<b>\$20,504.00</b>
<b>Expense</b>										
Commercial Management Fees - Monthly Management Fees (commercial)	1,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00
Commercial Unit Expenses - Unit Repairs (commercial)	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
Commercial Unit Expenses - Unit Utilities (commercial)	407.57	0.00	0.00	0.00	0.00	0.00	199.00	0.00	0.00	606.57
Recoverable Expenses - Bulk Trash / Dumpster (commercial)	589.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	589.99
Recoverable Expenses - CAM Utilities (commercial)	4,189.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,189.00
Recoverable Expenses - Electrical (commercial)	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
Recoverable Expenses - General Plumbing Repairs (commercial)	454.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	454.43
Recoverable Expenses - HVAC - Repairs (commercial)	726.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	726.00
Recoverable Expenses - HVAC - Replacement (commercial)	14,670.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,670.00
Recoverable Expenses - Landscaping - Routine Maintenance (commercial)	1,445.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,445.10
Recoverable Expenses - Lighting - Inspections (commercial)	379.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	379.00
Recoverable Expenses - Parking Lot - Sweeping (commercial)	1,408.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,408.55
Recoverable Expenses - Plumbing: Commode Repairs/Replacement (commercial)	164.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	164.42
Recoverable Expenses - Property Tax Accrual	5,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,400.00
Recoverable Expenses - Security / Alarm (commercial)	21,630.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,630.35

# Rental Owner Statement

901 Properties  
 9045 Forest Center Dr, STE 102  
 Germantown, TN 38138



Statement period **9/1/2023 - 9/30/2023**

Statement date **10/2/2023**

	4089 American Way HSE	4089 American Way- African Braid	4089 American Way- Beautiful Nails	4089 American Way- Jackson Hewitt	4089 American Way- Merit Academy	4089 American Way-Red Diamond Event Hall	4089 American Way- Shakena Glory Church	4089 American Way-Village Mart	4095 American Way- Magic Kidz	<b>All properties</b>
Repairs & Maintenance - Unit Utilities (residential)	183.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	183.86
Vacant/Turn Expenses (residential) - Vacant Utilities	182.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.00
<b>Total expenses</b>	<b>\$53,255.27</b>	<b>\$0.00</b>	<b>\$125.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$199.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$53,579.27</b>
<b>Net income</b>	<b>(\$53,255.27)</b>	<b>\$1,500.00</b>	<b>\$1,268.59</b>	<b>\$2,265.41</b>	<b>\$0.00</b>	<b>\$4,403.00</b>	<b>\$2,353.00</b>	<b>\$8,390.00</b>	<b>\$0.00</b>	<b>(\$33,075.27)</b>