

Rental Owner Statement

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



Statement period **6/28/2024 - 7/31/2024**
 Statement date **8/1/2024**

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-Shekinah Glory Church	4089 American Way-Village Mart	4095 American Way-Magic Kidz	All properties
Beginning cash balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Additions to cash										
Income	0.00	0.00	2,787.12	2,304.44	71,701.33	2,000.00	2,552.00	6,984.68	2,669.94	90,999.51
Owner contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other additions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
- Subtractions from cash										
Expenses	23,582.68	0.00	51.62	42.99	8,854.03	40.00	51.04	137.03	53.40	32,812.79
Owner draws	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other subtractions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ending cash balance	(\$23,582.68)	\$0.00	\$2,735.50	\$2,261.45	\$62,847.30	\$1,960.00	\$2,500.96	\$6,847.65	\$2,616.54	\$58,186.72
- Adjustments										
Property reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Available for payment	(\$23,582.68)	\$0.00	\$2,735.50	\$2,261.45	\$62,847.30	\$1,960.00	\$2,500.96	\$6,847.65	\$2,616.54	\$58,186.72

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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-Shekinah Glory Church	4089 American Way-Village Mart	4095 American Way-Magic Kidz	All properties
Income										
Commercial Income - CAM Income (commercial)	0.00	0.00	443.34	356.11	0.00	307.37	0.00	1,568.41	528.38	3,203.61
Commercial Income - Insurance Income (commercial)	0.00	0.00	79.16	59.14	0.00	0.00	0.00	0.00	0.00	138.30
Commercial Income - Previous Year CAM Reconciliation (commercial)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	851.12	0.00	851.12
Commercial Income - Rent Income (commercial)	0.00	0.00	2,137.50	1,604.37	71,701.33	1,692.63	2,552.00	4,432.18	2,141.56	86,261.57
Commercial Income - Sign Income	0.00	0.00	0.00	189.19	0.00	0.00	0.00	0.00	0.00	189.19
Commercial Income - Tax Income (commercial)	0.00	0.00	127.12	95.63	0.00	0.00	0.00	132.97	0.00	355.72
Total income	\$0.00	\$0.00	\$2,787.12	\$2,304.44	\$71,701.33	\$2,000.00	\$2,552.00	\$6,984.68	\$2,669.94	\$90,999.51
Expense										
Commercial Management Fees - Monthly Management Fees (commercial)	0.00	0.00	51.62	42.99	1,434.03	40.00	51.04	137.03	53.40	1,810.11
Commercial Unit Expenses (NR) - Unit Repairs (NR)	0.00	0.00	0.00	0.00	7,420.00	0.00	0.00	0.00	0.00	7,420.00
Commercial Vacant Expenses (NR) - Vacant Repairs (NR)	440.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	440.00
Commercial Vacant Expenses (NR) - Vacant Utilities (NR)	359.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	359.74
Locksmith (commercial)	137.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	137.50
Recoverable Expenses - Bulk Trash / Dumpster (R)	3,447.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,447.58
Recoverable Expenses - CAM Utilities (R)	2,862.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,862.01
Recoverable Expenses - Landscaping - Routine Maintenance (R)	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 (R)	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 (R)	1,408.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,408.55
Recoverable Expenses - Property Tax Accrual	1,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,900.00
Recoverable Expenses - Security / Alarm (R)	11,203.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,203.20
Total expenses	\$23,582.68	\$0.00	\$51.62	\$42.99	\$8,854.03	\$40.00	\$51.04	\$137.03	\$53.40	\$32,812.79
Net income	(\$23,582.68)	\$0.00	\$2,735.50	\$2,261.45	\$62,847.30	\$1,960.00	\$2,500.96	\$6,847.65	\$2,616.54	\$58,186.72