

Management Report

Real Estate Investors LLC

For the period ended January 31, 2019

Prepared by

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Prepared on

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Balance Sheet Comparison

As of January 31, 2019

	As of Jan 31, 2019	As of Jan 31, 2018 (PY)	Total
ASSETS			
Current Assets			
Bank Accounts			
Checking - Chase	61,529		41,295
Total Bank Accounts	61,529		41,295
Total Current Assets	61,529		41,295
Fixed Assets			
Accumulated Depreciation	-164,355		-129,850
Equipment	52,100		52,100
Land	182,000		182,000
Rental Properties	860,000		860,000
Vehicles	28,500		28,500
Total Fixed Assets	958,245		992,750
TOTAL ASSETS	\$1,019,774		\$1,034,045
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Customer Deposits	7,856		7,556
Total Other Current Liabilities	7,856		7,556
Total Current Liabilities	7,856		7,556
Long-Term Liabilities			
Mortgage 01-Elm Street	259,807		265,561
Mortgage 02-Kiwi	302,354		309,050
Mortgage 04-Pineridge	191,949		196,200
Total Long-Term Liabilities	754,110		770,811
Total Liabilities	761,966		778,367
Equity			
Owners Equity	255,678		255,678
Retained Earnings	1,964		0
Net Income	166		
Total Equity	257,808		255,678
TOTAL LIABILITIES AND EQUITY	\$1,019,774		\$1,034,045

Profit and Loss YTD Comparison

January 2019

	Jan 2019	Total Jan 2019 (YTD)
INCOME		
Rent Income	7,556	7,556
Total Income	7,556	7,556
GROSS PROFIT		
	7,556	7,556
EXPENSES		
Interest Expense	2,569	2,569
Repairs Expense	251	251
Taxes-Property	1,737	1,737
Utilities	180	180
Total Expenses	4,737	4,737
NET OPERATING INCOME		
	2,819	2,819
OTHER EXPENSES		
Depreciation Expense	2,653	2,653
Total Other Expenses	2,653	2,653
NET OTHER INCOME		
	-2,653	-2,653
NET INCOME		
	\$166	\$166

Statement of Cash Flows

January 2019

	Total
OPERATING ACTIVITIES	
Net Income	166
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accumulated Depreciation	2,653
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	2,653
Net cash provided by operating activities	2,819
FINANCING ACTIVITIES	
Mortgage 01-Elm Street	-443
Mortgage 02-Kiwi	-515
Mortgage 04-Pineridge	-327
Net cash provided by financing activities	-1,285
NET CASH INCREASE FOR PERIOD	1,534
Cash at beginning of period	59,995
CASH AT END OF PERIOD	\$61,529

NOTE

FOR MANAGEMENT USE ONLY, Income Tax Basis, Unaudited, No Assurances Provided.

Balance Sheet by Property

As of January 31, 2019

	01-1400 Elm St	02-2620 Kiwi #A	03-2620 Kiwi #B	04-3752 Pineridge	Not Specified	Total
ASSETS						
Current Assets						
Bank Accounts						
Checking - Chase	15,184	6,463	24,523	10,359	5,000	61,529
Total Bank Accounts	15,184	6,463	24,523	10,359	5,000	61,529
Total Current Assets	15,184	6,463	24,523	10,359	5,000	61,529
Fixed Assets						
Accumulated						
Depreciation	-46,877	-36,123	-37,523	-43,832		-164,355
Equipment	15,200	8,500	16,200	12,200		52,100
Land	40,000	45,000	45,000	52,000		182,000
Rental Properties	220,000	190,000	190,000	260,000		860,000
Vehicles	28,500		0	0		28,500
Total Fixed Assets	256,823	207,377	213,677	280,368	0	958,245
TOTAL ASSETS	\$272,007	\$213,840	\$238,200	\$290,727	\$5,000	\$1,019,774
LIABILITIES AND EQUITY						
Liabilities						
Current Liabilities						
Other Current Liabilities						
Customer Deposits	1,950	1,763	1,763	2,380		7,856
Total Other Current Liabilities	1,950	1,763	1,763	2,380	0	7,856
Total Current Liabilities	1,950	1,763	1,763	2,380	0	7,856
Long-Term Liabilities						
Mortgage 01-Elm Street	259,807		0			259,807
Mortgage 02-Kiwi		302,354	0			302,354
Mortgage 04-Pineridge			0	191,949		191,949
Total Long-Term Liabilities	259,807	302,354	0	191,949	0	754,110
Total Liabilities	261,757	304,117	1,763	194,329	0	761,966
Equity						
Owners Equity	12,439	-85,813	227,592	96,460	5,000	255,678
Retained Earnings	-2,021	-4,121	8,164	-58	0	1,964
Net Income	-168	-343	681	-4		166
Total Equity	10,250	-90,277	236,437	96,398	5,000	257,808
TOTAL LIABILITIES AND EQUITY	\$272,007	\$213,840	\$238,200	\$290,727	\$5,000	\$1,019,774

For management use only. No assurances provided.

NOTE

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P&L by Property

January 2019

	01-1400 Elm St	02-2620 Kiwi #A	03-2620 Kiwi #B	04-3752 Pineridge	Total
INCOME					
Rent Income	1,950	1,763	1,763	2,080	7,556
Total Income	1,950	1,763	1,763	2,080	7,556
GROSS PROFIT	1,950	1,763	1,763	2,080	7,556
EXPENSES					
Interest Expense	885	1,030	0	654	2,569
Repairs Expense	76	63	69	43	251
Taxes-Property	433	392	392	520	1,737
Utilities	45	35	35	65	180
Total Expenses	1,439	1,520	496	1,282	4,737
NET OPERATING INCOME	511	243	1,267	798	2,819
OTHER EXPENSES					
Depreciation Expense	679	586	586	802	2,653
Total Other Expenses	679	586	586	802	2,653
NET OTHER INCOME	-679	-586	-586	-802	-2,653
NET INCOME	\$ -168	\$ -343	\$681	\$ -4	\$166

NOTE

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P&L By Month-All Properties

January - December 2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
INCOME													
Rent Income	7,556.00	7,556.00											15,112.00
Total Income	7,556.00	7,556.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,112.00
GROSS PROFIT	7,556.00	7,556.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,112.00
EXPENSES													
Interest Expense	2,569.00	2,569.00											5,138.00
Repairs Expense	251.00	251.00											502.00
Taxes-Property	1,737.00	1,737.00											3,474.00
Utilities	180.00	180.00											360.00
Total Expenses	4,737.00	4,737.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,474.00
NET OPERATING INCOME	2,819.00	2,819.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,638.00
OTHER EXPENSES													
Depreciation Expense	2,653.00	2,653.00											5,306.00
Total Other Expenses	2,653.00	2,653.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,306.00
NET OTHER INCOME	-2,653.00	-2,653.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-5,306.00
NET INCOME	\$166.00	\$166.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$332.00

NOTE

FOR MANAGEMENT USE ONLY, Income Tax Basis, Unaudited, No Assurances Provided.

Tenant Payment Register

January - March, 2019

Date	Property	Tenant	Memo/Description	Amount	Balance
Rent Income					
01/01/2019	02-2620 Kiwi #A	Nick Saban	Rent ACH Deposit, automated bank feed	1,763	1,763
01/01/2019	03-2620 Kiwi #B	Tom Brady	Rent ACH Deposit, automated bank feed	1,763	3,526
01/01/2019	04-3752 Pineridge	Sandra Bullock	Rent ACH Deposit, automated bank feed	2,080	5,606
01/01/2019	01-1400 Elm St	Emily Blunt	Rent ACH Deposit, automated bank feed	1,950	7,556
02/01/2019	02-2620 Kiwi #A	Nick Saban	Rent ACH Deposit, automated bank feed	1,763	9,319
02/01/2019	03-2620 Kiwi #B	Tom Brady	Rent ACH Deposit, automated bank feed	1,763	11,082
02/01/2019	04-3752 Pineridge	Sandra Bullock	Rent ACH Deposit, automated bank feed	2,080	13,162
02/01/2019	01-1400 Elm St	Emily Blunt	Rent ACH Deposit, automated bank feed	1,950	15,112
Total for Rent Income				\$15,112	