

Real Estate and Beyond LLC

1512 W Bell Rd Ste. 9

Phoenix, AZ 85023

ph. (602) 549-9764 fax (602) 337-8431



Mr. Dustin Markowski
1053 Almarida Drive
San Jose CA 95128

OWNER STATEMENT

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

Portfolio Summary

Previous Balance	\$0.00
Ending Balance	\$3,119.16
Current Balance	\$0.00
Unpaid Bills	\$0.00
Effective Balance	\$3,119.16
Portfolio Minimum	\$0.00

	Month-To-Date	Year-To-Date	Balance
Beginning Balance as of 01/01/2018			\$0.00
Income			
Rent	\$7,283.93	\$7,283.93	
Rental Tax-Phoenix	\$51.32	\$51.32	
Security Deposit Forfeit	\$500.00	\$500.00	
Total Income	\$7,835.25	\$7,835.25	
Expense			
HVAC	\$691.92	\$691.92	
Landscaping	\$1,335.00	\$1,335.00	
Management Fees	\$960.00	\$960.00	
Registration fee	\$35.00	\$35.00	
Utility Expenses:Utility - Electric	\$131.70	\$131.70	
Utility Expenses:Utility - Water	\$1,562.47	\$1,562.47	
Total Expense	\$4,716.09	\$4,716.09	
Net Income	\$3,119.16	\$3,119.16	
Adjustments			
Owner Contributions	\$0.00	\$0.00	
Owner Draws	\$0.00	\$0.00	
Total Adjustments	\$0.00	\$0.00	
Ending Balance as of 12/31/2018			\$3,119.16

Prepared For:

Mr. Dustin Markowski
 1053 Almarida Drive
 San Jose, CA

Property Address:

805 E Turney Ave
 Phoenix, AZ 85014-4124

Property Summary

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

Transaction Detail for: 805 E Turney Ave

Date	Description	Increase	Decrease	Balance
Beginning Balance for Statement Period				\$0.00
08/03/2018	Unit 1: Rent	\$420.00	\$0.00	\$420.00
09/05/2018	Unit 1: Rent	\$420.00	\$0.00	\$840.00
10/05/2018	Unit 1: Rent	\$420.00	\$0.00	\$1,260.00
11/05/2018	Unit 1: Rent	\$420.00	\$0.00	\$1,680.00
12/05/2018	Unit 1: Rent	\$419.25	\$0.00	\$2,099.25
12/05/2018	Unit 1: Rental Tax-Phoenix	\$0.75	\$0.00	\$2,100.00
08/06/2018	Unit 2: Rent	\$419.25	\$0.00	\$2,519.25
09/04/2018	Unit 2: Rent	\$420.00	\$0.00	\$2,939.25
10/05/2018	Unit 2: Rent	\$420.00	\$0.00	\$3,359.25
11/06/2018	Unit 2: Rent	\$410.34	\$0.00	\$3,769.59
11/06/2018	Unit 2: Rental Tax-Phoenix	\$9.66	\$0.00	\$3,779.25
12/04/2018	Unit 2: Rent	\$410.34	\$0.00	\$4,189.59
12/04/2018	Unit 2: Rental Tax-Phoenix	\$9.66	\$0.00	\$4,199.25
08/02/2018	Unit 3: Rent	\$438.75	\$0.00	\$4,638.00
09/30/2018	Unit 3: Security Deposit Forfeit	\$200.00	\$0.00	\$4,838.00
10/12/2018	Unit 3: Utility Expenses:Utility - Electric	\$0.00	\$86.72	\$4,751.28
10/18/2018	Unit 3: Rent	\$300.00	\$0.00	\$5,051.28

10/18/2018	Unit 3: Rental Tax-Phoenix	\$7.00	\$0.00	\$5,058.28
11/05/2018	Unit 3: Rent	\$600.00	\$0.00	\$5,658.28
11/14/2018	Unit 3: Utility Expenses:Utility - Electric	\$0.00	\$23.22	\$5,635.06
12/03/2018	Unit 3: Rent	\$600.00	\$0.00	\$6,235.06
12/03/2018	Unit 3: Rental Tax-Phoenix	\$18.00	\$0.00	\$6,253.06
12/17/2018	Unit 3: Utility Expenses:Utility - Electric	\$0.00	\$21.76	\$6,231.30
08/02/2018	Unit 4: Rental Tax-Phoenix	\$6.25	\$0.00	\$6,237.55
08/02/2018	Unit 4: Rent	\$243.75	\$0.00	\$6,481.30
09/06/2018	Unit 4: Security Deposit Forfeit	\$100.00	\$0.00	\$6,581.30
08/03/2018	Unit 5: Rent	\$614.25	\$0.00	\$7,195.55
08/31/2018	Unit 5: HVAC	\$0.00	\$591.92	\$6,603.63
09/05/2018	Unit 5: Rent	\$308.00	\$0.00	\$6,911.63
10/19/2018	Unit 5: Security Deposit Forfeit	\$200.00	\$0.00	\$7,111.63
08/06/2018	805 E Turney Ave: Management Fees	\$0.00	\$300.00	\$6,811.63
08/08/2018	805 E Turney Ave: Registration fee	\$0.00	\$35.00	\$6,776.63
08/09/2018	805 E Turney Ave: Utility Expenses:Utility - Water	\$0.00	\$358.59	\$6,418.04
09/05/2018	805 E Turney Ave: Management Fees	\$0.00	\$240.00	\$6,178.04
09/07/2018	805 E Turney Ave: Landscaping	\$0.00	\$135.00	\$6,043.04
09/11/2018	805 E Turney Ave: Utility Expenses:Utility - Water	\$0.00	\$371.59	\$5,671.45
09/21/2018	805 E Turney Ave: Landscaping	\$0.00	\$1,200.00	\$4,471.45
10/04/2018	805 E Turney Ave: Management Fees	\$0.00	\$120.00	\$4,351.45
10/09/2018	805 E Turney Ave: Utility Expenses:Utility - Water	\$0.00	\$313.91	\$4,037.54
10/15/2018	805 E Turney Ave: HVAC	\$0.00	\$100.00	\$3,937.54
11/06/2018	805 E Turney Ave: Management Fees	\$0.00	\$120.00	\$3,817.54
11/08/2018	805 E Turney Ave: Utility Expenses:Utility - Water	\$0.00	\$252.94	\$3,564.60
12/05/2018	805 E Turney Ave: Management Fees	\$0.00	\$180.00	\$3,384.60
12/10/2018	805 E Turney Ave: Utility Expenses:Utility - Water	\$0.00	\$265.44	\$3,119.16
Ending Balance for Statement Period				\$3,119.16

805 E Turney Ave 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
Income													
Rent	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,136.00	\$1,148.00	\$1,140.00	\$1,430.34	\$1,429.59	\$7,283.93
Rental Tax-Phoenix	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.25	\$0.00	\$7.00	\$9.66	\$28.41	\$51.32
Security Deposit Forfeit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$200.00	\$0.00	\$0.00	\$500.00
Expense													
HVAC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$591.92	\$0.00	\$100.00	\$0.00	\$0.00	\$691.92
Management Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$240.00	\$120.00	\$120.00	\$180.00	\$960.00
Registration fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00
Utility Expenses:Utility - Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$358.59	\$371.59	\$313.91	\$252.94	\$265.44	\$1,562.47
Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,335.00	\$0.00	\$0.00	\$0.00	\$1,335.00
Utility Expenses:Utility - Electric	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$86.72	\$23.22	\$21.76	\$131.70
Net Operating Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$856.74	-\$498.59	\$726.37	\$1,043.84	\$990.80	\$3,119.16