

Rent Roll

Properties: 4221 SE 13th St - 4221 SE 13th St Des Moines, IA 50315-3783

Units: Active

As of: 12/31/2020

Unit	BD/BA	Tenant	Status	Sq. Ft.	Market Rent	Rent	Monthly Charges	Lease From	Lease To	Move-in	Move-out	Deposit	Past Due
4221 SE 13th St - 4221 SE 13th St Des Moines, IA 50315-3783													
Unit 01	1/1.00	Shannon Dietz	Current		625.00	595.00	12.50	08/01/2018	08/31/2018	07/17/2018		400.00	-565.56
Unit 02	1/1.00	Andrew Bradley	Current		625.00	625.00	12.50	12/01/2019	11/30/2020	12/16/2019		625.00	434.34
Unit 03	1/1.00	Elliot Jansen	Notice-Unrented		625.00	595.00	12.50	08/01/2018	12/31/2020	07/17/2018	12/31/2020	400.00	0.00
Unit 04	1/1.00	Patrick Depatten	Current		625.00	625.00	12.50	10/01/2020	09/30/2021	10/01/2020		500.00	97.94
Unit 05	1/1.00	Mark Schmidt	Current		625.00	575.00	12.50	08/01/2018	12/31/2021	07/18/2018		400.00	-9.50
Unit 06	1/1.00	Robert Freeman	Current		625.00	575.00	3.00	12/01/2018	12/31/2021	12/01/2018		300.00	255.79
Unit 07	1/1.00	Anawim Housing	Current		625.00	675.00	12.50	08/01/2018	05/31/2021	07/18/2018		0.00	687.50
Unit 08	1/1.00	Nadirah Cheruiyot	Current		625.00	614.00	12.50	08/01/2018		07/18/2018		800.00	-12.50
Unit 09	1/1.00	Terry Hayner	Current		625.00	645.00	12.50	08/01/2018		07/18/2018		300.00	45.70
Unit 10	1/1.00	S Suess	Current		625.00	675.00	12.50	08/01/2018	05/31/2021	07/18/2018		0.00	0.00
Unit 11	1/1.00	T Keyser	Current		625.00	675.00	12.50	08/01/2018	05/31/2021	07/18/2018		0.00	0.00
Unit 12	1/1.00	George Blackwood	Current		625.00	585.00	12.50	08/01/2018	10/31/2021	07/18/2018		400.00	-614.00
Unit 13	1/1.00	Ronald Lowe	Current		625.00	575.00	12.50	08/01/2018	05/31/2021	07/18/2018		600.00	105.70
Unit 14	1/1.00	Rauch Thuok	Current		625.00	625.00	12.50	04/18/2019	04/30/2021	04/18/2019		500.00	-637.50
Unit 15	1/1.00	Chasity Strong	Notice-Unrented		625.00	625.00	12.50	12/01/2018	10/31/2020	12/01/2018	01/25/2021	300.00	1,892.48
Unit 16	1/1.00	Ramiro Ortega	Current		625.00	595.00	12.50	06/01/2019	06/30/2021	05/28/2019		595.00	45.70
Unit 17	1/1.00	Cindy Jennings	Current		625.00	625.00	0.00	08/01/2018		07/18/2018		300.00	45.70
Unit 18	1/1.00		Vacant-Rented		625.00		0.00					0.00	

Rent Roll

Unit	BD/BA	Tenant	Status	Sq. Ft.	Market Rent	Rent	Monthly Charges	Lease From	Lease To	Move-in	Move-out	Deposit	Past Due
Unit 19	1/1.00	Alfred Johnson	Current		625.00	645.00	12.50	08/01/2018		07/18/2018		800.00	36.49
Unit 20	1/1.00	Anawim Housing	Current		625.00	675.00	12.50	08/01/2018	05/31/2021	07/18/2018		0.00	0.00
Unit 21	1/1.00	Amber Dyet	Current		625.00	675.00	12.50	08/01/2018	05/31/2021	07/18/2018		0.00	-65.00
Unit 22	1/1.00	Terry Waters	Current		625.00	625.00	12.50	05/01/2020	04/30/2021	05/01/2020		500.00	-20.45
Unit 23	1/1.00	Jennifer Ray	Current		625.00	675.00	12.50	08/02/2019		08/02/2019		300.00	-126.61
Unit 24	1/1.00	James Dawson	Current		625.00	625.00	12.50	09/02/2020	10/31/2021	09/21/2020		1,250.00	-168.97
24 Units			95.8% Occupied	0	15,000.00	14,424.00	265.50					9,270.00	1,427.25
Total 24 Units			95.8% Occupied	0	15,000.00	14,424.00	265.50					9,270.00	1,427.25

Income Statement - 12 Month

Metro Property Management

Properties: 4221 SE 13th St - 4221 SE 13th St Des Moines, IA 50315-3783

Owned By: Pedal Cast Southview, LLC

Period Range: Jan 2020 to Dec 2020

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
Operating Income & Expense													
Income													
Rent	12,195.10	12,244.10	12,469.00	13,984.00	13,387.48	15,052.92	14,035.05	13,798.97	13,228.66	13,908.35	12,984.26	13,390.84	160,678.73
Section 8 Rent	787.00	1,703.00	1,295.50	194.50	0.00	0.00	0.00	0.00	0.00	724.00	788.00	788.00	6,280.00
Anawim Housing	1,238.00	619.00	619.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,476.00
TT Reim Legal/ court	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.00	145.00
Month to Month Fee	100.00	100.00	100.00	100.00	100.00	150.00	87.50	87.50	87.50	137.50	50.00	0.00	1,100.00
Renters Insurance	28.00	-28.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.50	-12.50	0.00	0.00
Bank Interest	5.82	6.21	5.59	4.89	3.68	4.11	3.34	3.36	3.10	2.80	3.30	2.82	49.02
Late Fee	0.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	60.00	0.00	150.00
Late Fee (Manual)	60.00	-30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
Refunds	0.00	12.48	0.00	0.00	0.00	0.00	5,055.00	0.00	0.00	0.00	0.00	0.00	5,067.48
Utility Reim / Rubs	37.88	45.50	241.24	402.89	926.81	418.11	376.54	-56.98	313.57	349.82	616.87	974.16	4,646.41
TT Reimbursable Repair	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
TT Reimbursable Painting	0.00	47.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.60
Total Operating Income	14,451.80	14,719.89	14,760.33	14,761.28	14,417.97	15,625.14	19,557.43	13,832.85	13,632.83	15,194.97	14,489.93	15,300.82	180,745.24
Expense													
Lawn Mowing	0.00	0.00	0.00	267.50	401.25	267.50	401.25	535.00	0.00	535.00	0.00	0.00	2,407.50
Snow Removal	944.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	267.50	1,212.10
Pest Control	770.40	0.00	770.40	0.00	0.00	385.20	0.00	0.00	770.40	0.00	0.00	770.40	3,466.80
Contract Labor	135.89	0.00	0.00	0.00	0.00	0.00	678.34	0.00	0.00	0.00	230.00	0.00	1,044.23
Common Area Painting	0.00	0.00	0.00	0.00	280.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	280.00

Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
Clean/Bldg	135.89	135.89	405.89	135.89	270.89	0.00	541.78	405.89	0.00	541.78	0.00	406.78	2,980.68
Clean/Unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.00	0.00	0.00	0.00	145.00
Alarms and Extinguishers Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81.35	0.00	81.35
Window/Glass	0.00	0.00	0.00	0.00	0.00	0.00	192.77	0.00	0.00	0.00	0.00	1,019.28	1,212.05
Metro Maintenance Labor	736.00	598.00	1,012.00	828.00	1,058.00	644.00	874.00	1,104.00	874.00	1,058.00	966.00	690.00	10,442.00
Advertising	55.73	9.94	50.44	43.26	63.26	35.77	0.00	29.71	89.49	47.88	48.77	0.00	474.25
Office Supplies	54.48	12.96	36.84	55.14	27.93	8.55	37.68	37.41	67.22	5.49	33.02	31.01	407.73
Software	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
Postage	28.33	15.03	21.76	38.01	11.58	23.02	6.98	25.34	9.33	54.94	78.62	56.96	369.90
Building Insurance	0.00	0.00	0.00	0.00	0.00	0.00	10,110.00	0.00	0.00	0.00	0.00	0.00	10,110.00
Property Taxes	0.00	0.00	13,545.00	0.00	0.00	0.00	0.00	0.00	15,445.00	0.00	0.00	0.00	28,990.00
Plumbing	0.00	291.99	0.00	0.00	0.00	0.00	0.00	0.00	140.93	136.43	0.00	0.00	569.35
Appliance Repairs	0.00	92.01	788.57	0.00	161.56	156.21	0.00	172.26	144.45	92.01	0.00	0.00	1,607.07
Appliance Replace	0.00	347.75	0.00	0.00	0.00	0.00	0.00	358.45	0.00	0.00	0.00	0.00	706.20
Carpet Cleaning Vacant Units	0.00	0.00	0.00	479.50	0.00	0.00	0.00	0.00	0.00	245.03	0.00	0.00	724.53
Carpet Replace Vacant Units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	968.37	0.00	0.00	968.37
Locks / Security	0.00	33.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.08	14.45	0.00	72.24
Drain/Sewer	0.00	0.00	0.00	90.95	0.00	0.00	220.42	0.00	0.00	0.00	273.20	0.00	584.57
Unit Painting Vacant	190.00	180.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	365.00	0.00	300.00	1,235.00
General Supplies RM parts for units	442.18	124.69	0.00	192.65	1,002.64	284.54	307.64	701.53	4.18	591.49	1,563.16	562.41	5,777.11
MGMT Fee-Late fee Reimb	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
MGMT Fee-Renters Insurance Reimb	55.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.50
Management Fees	725.77	700.96	773.24	737.82	720.71	781.05	724.95	691.47	681.49	739.88	738.06	764.90	8,780.30

Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
Leasing Fee	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	600.00
Legal or ProServices	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.58	0.00	5.29	134.94	161.81
Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.38	0.00	0.00	0.00	36.38
Electricity/Gas	935.03	1,066.35	1,331.21	428.80	420.10	0.00	281.52	0.00	174.91	276.43	0.00	1,313.63	6,227.98
Water/Sewer	875.23	788.43	881.80	912.28	0.00	2,690.09	974.81	826.61	1,874.99	0.00	1,032.85	0.00	10,857.09
Trash	146.59	146.59	0.00	293.18	146.59	221.59	146.59	146.59	146.59	146.59	146.59	492.94	2,180.43
Electricity/Gas Vacant Units	0.00	0.00	113.46	150.98	151.17	399.57	586.22	367.29	389.57	205.66	0.00	358.14	2,722.06
Rubs Utility Billing Expense	0.00	0.00	0.00	168.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	840.00
Mortgage Principal and Interest	4,788.89	4,788.89	4,788.89	4,788.89	4,788.89	4,788.89	4,788.89	4,788.89	4,788.89	4,788.89	4,788.89	4,788.89	57,466.68
Total Operating Expense	11,080.51	9,363.19	24,549.50	9,840.85	9,918.57	10,799.98	20,987.84	10,304.44	25,918.40	11,236.95	10,114.25	12,071.78	166,186.26
NOI - Net Operating Income	3,371.29	5,356.70	-9,789.17	4,920.43	4,499.40	4,825.16	-1,430.41	3,528.41	-12,285.57	3,958.02	4,375.68	3,229.04	14,558.98
Total Income	14,451.80	14,719.89	14,760.33	14,761.28	14,417.97	15,625.14	19,557.43	13,832.85	13,632.83	15,194.97	14,489.93	15,300.82	180,745.24
Total Expense	11,080.51	9,363.19	24,549.50	9,840.85	9,918.57	10,799.98	20,987.84	10,304.44	25,918.40	11,236.95	10,114.25	12,071.78	166,186.26
Net Income	3,371.29	5,356.70	-9,789.17	4,920.43	4,499.40	4,825.16	-1,430.41	3,528.41	-12,285.57	3,958.02	4,375.68	3,229.04	14,558.98