

Rent Roll

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

Units: Active

As of: 12/31/2021

Include Non-Revenue Units: No

Unit	BD/BA	Tenant	Status	Sq. Ft.	Market Rent	Rent	Recurring 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	Rebecca A. Feather	Current	650	625.00	675.00		11/24/2021	05/31/2022	11/24/2021		500.00	-675.00
Unit 02	1/1.00	DIONNI HENDERSON	Current	650	625.00	625.00	12.50	04/12/2021	04/30/2022	04/12/2021		99.00	-344.30
Unit 03	1/1.00	Francis A. Colon	Current	650	625.00	625.00		01/18/2021	01/31/2022	01/18/2021		500.00	983.98
Unit 04	1/1.00		Vacant-Unrented	650	625.00		0.00					0.00	
Unit 05	1/1.00	Mark Schmidt	Current	650	625.00	595.00	12.50	08/01/2018	09/30/2022	07/18/2018		400.00	418.16
Unit 06	1/1.00	Robert Freeman	Current	650	625.00	595.00	12.50	12/01/2018	12/31/2021	12/01/2018		300.00	275.16
Unit 07	1/1.00	Anawim Housing	Notice-Unrented	650	625.00	675.00		08/01/2018		07/18/2018	12/31/2021	0.00	256.00
Unit 08	1/1.00	Nadirah Cheruiyot	Current	650	625.00	675.00	12.50	08/01/2018		07/18/2018		800.00	-2,168.22
Unit 09	1/1.00	Terry Hayner	Current	650	625.00	645.00	12.50	08/01/2018		07/18/2018		300.00	21.74
Unit 10	1/1.00	S Suess	Current	650	625.00	675.00	12.50	08/01/2018		07/18/2018		0.00	0.00
Unit 11	1/1.00	T Keyser	Notice-Unrented	650	625.00	675.00		08/01/2018		07/18/2018	12/31/2021	0.00	0.00
Unit 12	1/1.00	Chidy S. Anukam	Current	650	625.00	625.00	12.50	10/29/2021	10/31/2022	10/29/2021		500.00	-637.50
Unit 13	1/1.00	Ronald Lowe	Current	650	625.00	595.00	12.50	08/01/2018	05/31/2022	07/18/2018		600.00	21.66
Unit 14	1/1.00	Wechtuor P. Thuok	Current	650	625.00	675.00		04/18/2019		04/18/2019		625.00	-687.50
Unit 15	1/1.00	damen L. taylor	Current	650	625.00	625.00	12.50	12/07/2021	12/31/2022	12/07/2021		625.00	-26.67
Unit 16	1/1.00	Tanner M. Mason	Current	650	625.00	625.00		09/10/2021	09/30/2022	09/10/2021		500.00	-625.00
Unit 17	1/1.00	Cindy Jennings	Current	650	625.00	675.00		08/01/2018		07/18/2018		300.00	43.47
Unit 18	1/1.00		Vacant-Unrented	650	625.00		0.00					0.00	
Unit 19	1/1.00	Alfred Johnson	Current	650	625.00	645.00		08/01/2018		07/18/2018		800.00	679.10

Rent Roll

Unit	BD/ BA	Tenant	Status	Sq. Ft.	Market Rent	Rent	Recurring Charges	Lease From	Lease To	Move-in	Move- out	Deposit	Past Due
								2018		2018			
Unit 20	1/1.00	Anawim Housing	Current	650	625.00	675.00	12.50	08/01/ 2018		07/18/ 2018		0.00	0.00
Unit 21	1/1.00	Amber Dyet	Current	650	625.00	675.00	12.50	08/01/ 2018		07/18/ 2018		0.00	-5.00
Unit 22	1/1.00	Travis L. Giles	Current	650	625.00	625.00	12.50	11/12/ 2021		11/12/ 2021		500.00	-637.50
Unit 23	1/1.00	Jennifer Ray	Current	650	625.00	675.00	12.50	08/02/ 2019		08/02/ 2019		300.00	-325.72
Unit 24	1/1.00	Anthony P. DeGard	Current	650	625.00	625.00		10/01/ 2021	09/30/ 2022	10/01/ 2021		500.00	-625.00
24 Units			91.7% Occupied	15,600	15,000.00	14,200.00	162.50					8,149.00	-4,058.14
Total 24 Units			91.7% Occupied	15,600	15,000.00	14,200.00	162.50					8,149.00	-4,058.14

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 2021 to Dec 2021

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total
Operating Income & Expense													
Income													
Rent	12,681.15	13,562.14	13,914.73	14,334.09	14,841.39	14,492.35	14,451.71	13,251.38	10,509.39	11,281.77	13,461.20	15,743.70	162,525.00
TT Reim Legal/ court	72.84	217.84	145.00	0.00	0.00	0.00	0.00	105.66	145.00	103.71	0.00	0.00	790.05
Renters Insurance	-3.00	0.00	0.00	0.00	0.00	0.00	-12.50	0.00	0.00	-22.00	0.00	0.00	-37.50
Bank Interest	3.11	2.63	1.86	1.51	1.66	1.72	1.83	2.16	2.13	2.19	2.80	2.17	25.77
Late Fee	69.98	80.02	30.00	60.00	120.00	0.00	60.00	0.00	30.42	29.57	89.79	90.21	659.99
Fee For Returned Payment	0.00	0.00	0.00	40.00	40.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Refunds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.14	17.14	12.14	12.14	0.00	58.56
Utility Reim / Rubs	546.35	867.93	1,001.23	1,107.16	1,178.64	1,139.16	531.93	847.47	955.81	510.35	542.45	680.26	9,908.74
TT Reimbursable Repair	310.00	156.76	0.00	0.00	149.00	0.00	0.00	70.00	704.50	0.00	305.25	524.28	2,219.79
TT Reimbursable Unit Cleaning	100.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	150.00
TT Reimbursable Painting	0.00	0.00	381.32	0.00	68.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
TT Reimbursable Carpet	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00

Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total
Cleaning													
TT Reimbursable Carpet Replacement	0.00	0.00	400.00	0.00	279.92	348.60	0.00	0.00	0.00	0.00	0.00	0.00	1,028.52
Total Operating Income	13,880.43	14,887.32	15,874.14	15,542.76	16,679.29	16,021.83	15,032.97	14,343.81	12,364.39	11,917.73	14,413.63	17,040.62	177,998.92
Expense													
Lawn Mowing or Landscape	0.00	0.00	0.00	0.00	139.10	278.20	208.65	0.00	486.85	208.65	208.65	0.00	1,530.10
Landscape	0.00	3,210.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	481.50	0.00	3,691.50
Snow Removal	604.55	246.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	850.65
Pest Control	0.00	0.00	605.62	374.50	0.00	231.12	0.00	0.00	231.12	0.00	0.00	231.12	1,673.48
Contract Labor	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	555.00	2,120.00	2,500.00	5,375.00
Clean/ Bldg	135.00	405.89	135.00	135.00	0.00	407.67	316.50	181.00	181.00	362.00	0.00	181.00	2,440.06
Clean/ Unit	107.00	107.00	0.00	107.00	0.00	0.00	0.00	107.00	0.00	294.25	251.45	117.70	1,091.40
Common Area Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	88.29	0.00	0.00	909.50	0.00	0.00	997.79
HVAC Repairs	0.00	492.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	354.44	702.99	1,549.54
Window/ Glass	0.00	163.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	232.71	0.00	475.00	871.55
Metro Maintenance Labor	782.00	782.00	1,150.00	460.00	644.00	598.00	0.00	690.00	920.00	2,254.00	1,932.00	1,932.00	12,144.00
Advertising	15.98	30.77	27.82	14.91	29.82	20.64	0.00	24.13	10.90	19.44	3.65	0.85	198.91
Office Supplies	33.09	37.05	10.16	31.64	33.01	24.39	51.16	8.29	37.85	11.29	33.02	31.86	342.81
Software	30.00	30.00	30.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	900.00
Postage	16.80	57.56	25.53	26.21	33.32	41.86	51.01	38.38	88.36	50.92	24.34	50.64	504.93
Building	0.00	0.00	0.00	0.00	0.00	0.00	442.34	442.34	442.34	442.34	442.33	442.33	2,654.02

Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total
Insurance													
Property Taxes	0.00	0.00	15,445.00	0.00	0.00	0.00	0.00	0.00	13,751.00	0.00	0.00	0.00	29,196.00
Plumbing	0.00	0.00	0.00	136.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136.43
Appliance Repairs	0.00	0.00	0.00	108.06	0.00	486.14	0.00	0.00	80.25	0.00	0.00	0.00	674.45
Appliance Replace	0.00	1,071.13	0.00	716.90	0.00	0.00	10,950.00	0.00	0.00	0.00	0.00	0.00	12,738.03
Carpet Cleaning Vacant Units	0.00	112.35	497.55	111.91	0.00	0.00	213.38	68.67	215.82	0.00	235.40	494.50	1,949.58
Carpet Replace Vacant Units	0.00	0.00	2,259.56	957.31	0.00	0.00	0.00	0.00	0.00	703.51	703.51	1,741.22	6,365.11
Locks / Security	0.00	21.67	19.26	0.00	0.00	0.00	9.63	89.08	0.00	0.00	0.00	745.02	884.66
Paint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	155.13	0.00	77.79	0.00	159.97	392.89
Drain/ Sewer	0.00	0.00	0.00	0.00	0.00	0.00	94.16	0.00	0.00	0.00	0.00	0.00	94.16
Unit Painting Vacant	450.00	225.00	225.00	550.00	0.00	0.00	0.00	250.00	0.00	475.00	350.00	0.00	2,525.00
General Supplies RM parts for units	563.61	977.18	410.18	541.68	45.41	524.63	1,061.30	257.53	723.14	1,690.65	1,950.64	999.63	9,745.58
Management Fees	721.12	762.23	753.05	774.06	803.00	783.58	773.56	710.23	580.51	643.69	700.18	821.20	8,826.41
Leasing Fee	600.00	300.00	0.00	1,200.00	0.00	300.00	0.00	0.00	300.00	600.00	600.00	300.00	4,200.00
Govt&License	0.00	0.00	656.00	0.00	0.00	0.00	7.00	0.00	0.00	0.00	0.00	0.00	663.00
Legal or ProServices	30.96	540.28	20.98	0.00	0.00	365.71	2.61	266.58	198.71	246.34	37.00	299.84	2,009.01
Electricity/ Gas	0.00	912.39	2,078.30	399.66	42.21	0.00	227.44	407.36	199.13	194.07	0.00	2,356.26	6,816.82
Water/ Sewer	793.90	1,963.64	833.58	948.25	1,049.08	0.00	1,912.02	1,004.68	963.87	1,008.06	355.24	566.35	11,398.67
Trash	293.64	298.04	593.64	908.64	453.64	293.64	293.64	565.89	463.64	403.64	293.64	339.76	5,201.45

Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total
Electricity/ Gas Vacant Units	0.00	205.69	228.07	492.53	244.80	0.00	1,109.74	583.54	501.80	283.61	262.23	138.12	4,050.13
Rubs Utility Billing Expense	84.00	84.00	84.00	84.00	84.00	0.00	168.00	84.00	84.00	84.00	84.00	84.00	1,008.00
Mortgage Principal and Interest	4,788.89	4,788.89	4,788.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,366.67
Total Operating Expense	10,050.54	17,824.81	30,877.19	9,368.69	3,691.39	4,445.58	18,070.43	6,023.83	20,550.29	11,840.46	11,513.22	15,801.36	160,057.79
NOI - Net Operating Income	3,829.89	-2,937.49	-15,003.05	6,174.07	12,987.90	11,576.25	-3,037.46	8,319.98	-8,185.90	77.27	2,900.41	1,239.26	17,941.13
Total Income	13,880.43	14,887.32	15,874.14	15,542.76	16,679.29	16,021.83	15,032.97	14,343.81	12,364.39	11,917.73	14,413.63	17,040.62	177,998.92
Total Expense	10,050.54	17,824.81	30,877.19	9,368.69	3,691.39	4,445.58	18,070.43	6,023.83	20,550.29	11,840.46	11,513.22	15,801.36	160,057.79
Net Income	<u>3,829.89</u>	<u>-2,937.49</u>	<u>-15,003.05</u>	<u>6,174.07</u>	<u>12,987.90</u>	<u>11,576.25</u>	<u>-3,037.46</u>	<u>8,319.98</u>	<u>-8,185.90</u>	<u>77.27</u>	<u>2,900.41</u>	<u>1,239.26</u>	<u>17,941.13</u>