

Rent Roll

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

Units: Active

As of: 03/31/2022

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	Last Rent Increase Date
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	12.50	11/24/2021	05/31/2022	11/24/2021		500.00	131.56	
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	636.98	
Unit 03	1/1.00		Vacant-Rented	650	625.00		0.00					0.00		
Unit 04	1/1.00	Antwan D. Davis	Current	650	625.00	625.00	12.50	02/14/2022	02/28/2023	02/14/2022		625.00	70.48	
Unit 05	1/1.00	Mark Schmidt	Current	650	625.00	595.00	12.50	08/01/2018	11/08/2022	07/18/2018		400.00	-445.84	01/01/2021
Unit 06	1/1.00	Robert Freeman	Current	650	625.00	675.00	12.50	12/01/2018		12/01/2018		300.00	630.08	02/01/2022
Unit 07	1/1.00		Vacant-Rented	650	625.00		0.00					0.00		
Unit 08	1/1.00	Nadirah Cheruiyot	Notice-Unrented	650	625.00	675.00	12.50	08/01/2018		07/18/2018	04/30/2022	800.00	-1,412.72	01/01/2021
Unit 09	1/1.00	Terry Hayner	Current	650	625.00	645.00	12.50	08/01/2018		07/18/2018		300.00	-525.94	12/01/2020
Unit 10	1/1.00	S Suess	Notice-Unrented	650	625.00	675.00		08/01/2018		07/18/2018	03/31/2022	0.00	0.00	07/18/2018
Unit 11	1/1.00	Abdul Noori	Current	650	625.00	675.00	12.50	03/18/2022	09/30/2022	03/18/2022		500.00	-687.50	
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	131.56	06/01/2021
Unit 14	1/1.00	Wechtuor P. Thuok	Current	650	625.00	675.00		04/18/2019		04/18/2019		625.00	295.75	05/01/2021
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	137.84	
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	-493.44	
Unit 17	1/1.00	Cindy Jennings	Current	650	625.00	675.00		08/01/2018		07/18/2018		300.00	243.11	12/01/2021
Unit 18	1/1.00	Courtene A. Robertson	Current	650	625.00	625.00		02/01/2022	01/31/2023	02/01/2022		625.00	-394.39	

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Unit	BD/BA	Tenant	Status	Sq. Ft.	Market Rent	Rent	Recurring Charges	Lease From	Lease To	Move-in	Move-out	Deposit	Past Due	Last Rent Increase Date
Unit 19	1/1.00		Vacant-Unrented	650	625.00		0.00					0.00		
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	144.20	09/01/2020
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			87.5% Occupied	15,600	15,000.00	13,585.00	187.50					8,599.00	-3,443.27	
Total 24 Units			87.5% Occupied	15,600	15,000.00	13,585.00	187.50					8,599.00	-3,443.27	

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

Fund Type: All

Period Range: Jan 2022 to Mar 2022

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2022	Feb 2022	Mar 2022	Total
Operating Income & Expense				
Income				
Rent	13,902.99	12,636.80	12,694.28	39,234.07
TT Reim Legal/court	338.88	0.00	0.00	338.88
Metro Income Hunter	0.00	10.82	0.00	10.82
Bank Interest	1.99	2.54	2.80	7.33
Late Fee	90.00	0.00	30.00	120.00
Utility Reim / Rubs	732.48	1,431.55	1,869.33	4,033.36
TT Reimbursable Repair	469.50	1,180.00	655.00	2,304.50
TT Reimbursable Unit Cleaning	100.00	100.00	160.00	360.00
TT Reimbursable Painting	150.00	250.00	250.00	650.00
TT Reimbursable Carpet Cleaning	0.00	120.00	0.00	120.00
TT Reimbursable Carpet Replacement	0.00	0.00	350.00	350.00
Total Operating Income	15,785.84	15,731.71	16,011.41	47,528.96
Expense				
Pest Control	0.00	0.00	231.12	231.12
Clean/Bldg	181.00	0.00	181.00	362.00
Clean/Unit	160.50	181.00	0.00	341.50
HVAC Repairs	199.02	829.27	0.00	1,028.29
Alarms and Extinguishers Repairs	0.00	128.40	0.00	128.40
Metro Maintenance Labor	1,196.00	3,036.00	1,610.00	5,842.00
Advertising	11.82	9.22	21.94	42.98
Software	117.60	117.60	117.60	352.80
Postage	60.23	38.11	72.16	170.50
Building Insurance	442.33	442.33	442.33	1,326.99

Income Statement - 12 Month

Account Name	Jan 2022	Feb 2022	Mar 2022	Total
Property Taxes	0.00	0.00	13,751.00	13,751.00
Plumbing	0.00	182.52	0.00	182.52
Carpet Cleaning Vacant Units	0.00	727.75	246.10	973.85
Carpet Replace Vacant Units	0.00	745.57	1,050.47	1,796.04
Locks / Security	0.00	357.91	0.00	357.91
Paint Supplies	0.00	70.36	167.24	237.60
Unit Painting Vacant	275.00	1,135.00	0.00	1,410.00
General Supplies RM parts for units	1,475.36	2,240.49	2,601.97	6,317.82
Management Fees	905.71	748.14	819.38	2,473.23
Leasing Fee	0.00	600.00	300.00	900.00
Legal or ProServices	109.84	19.18	0.00	129.02
Electricity/Gas	2,193.18	58.41	4,063.04	6,314.63
Water/Sewer	645.63	1,280.82	1,102.72	3,029.17
Trash	339.76	339.76	348.26	1,027.78
Electricity/Gas Vacant Units	752.47	30.31	556.97	1,339.75
Rubs Utility Billing Expense	84.00	84.00	84.00	252.00
Total Operating Expense	9,149.45	13,402.15	27,767.30	50,318.90
NOI - Net Operating Income	6,636.39	2,329.56	-11,755.89	-2,789.94
Total Income	15,785.84	15,731.71	16,011.41	47,528.96
Total Expense	9,149.45	13,402.15	27,767.30	50,318.90
Net Income	<u>6,636.39</u>	<u>2,329.56</u>	<u>-11,755.89</u>	<u>-2,789.94</u>