

PMI Indianapolis
15275 Stony Creek Way
Suite A
Noblesville, IN 46060
ph. (317) 572-7036



Owner statement #3 is the preferred statement for investors who have more than 5 properties. I provides the most in an easy to understand format.

[Redacted]
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[Redacted]

OWNER STATEMENT
Report Period: 12/01/2020 - 12/31/2020

The first section here summarized the entire portfolio balance.

Portfolio Summary

Previous Balance	\$250.00
Ending Balance	\$250.00
Current Balance	\$259.95
Unpaid Bills	\$0.00
Effective Balance	\$250.00
Portfolio Minimum	\$250.00

The second section is a summary of all combined building income and expenses. It offers a Monthly total and a Year-To-Date total.

	Month-To-Date	Year-To-Date	Balance
Beginning Balance as of 12/01/2020			\$250.00
Income			
Residential:Management Income:Pet Fee	\$50.00	\$530.00	
Rent	\$2,834.00	\$30,784.00	
Utility Reimbursements	\$17.00	\$204.00	
Total Income	\$2,901.00	\$31,518.00	
Expense			
Owner Expenses:Management Expense	\$216.01	\$2,336.06	
Owner Expenses:Operating Expenses:Utility Expenses:Electric:Occupied - Owner Paid Utility	\$0.00	-\$67.56	
Owner Expenses:Operating Expenses:Utility Expenses	\$0.00	-\$2.64	
Owner Expenses:Management Expense:Accounting and Technology Fee	\$9.95	\$119.40	
Owner Expenses:Leasing and Tenant Expenses:Lease Renewal Fee	\$0.00	\$390.00	
Owner Expenses:Maintenance Expenses:Maintenance and Repairs	\$0.00	\$3,407.83	
Owner Expenses:Operating Expenses:Utility Expenses:Water:Occupied - Owner Paid Utility	\$0.00	\$67.56	
Total Expense	\$225.96	\$6,250.65	
Net Income	\$2,675.04	\$25,267.35	
Adjustments			
Owner Contributions	\$0.00	\$2,190.01	
Owner Draws	\$2,675.04	\$27,457.36	
Total Adjustments	-\$2,675.04	-\$25,267.35	
Ending Balance as of 12/31/2020			\$250.00

Unpaid Bills - Portfolio: XXXXXXXXXX

Vendor	Bill Date	Location	Comments	Ref No	Amount	Paid Amount	Due
Total Amount Due (Not including Credits)							\$0.00

The following sections provide detail of every transaction for every unit. The Escrow (Security deposit) is clearly stated, as well as unpaid bills by building. A running balance showing the lifetime performance of the unit is included.

Prepared For: [REDACTED] [REDACTED] [REDACTED]	Property Address: [REDACTED] Ln Fishers, IN 46037-4492
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Property Summary

Escrow Account Balance Held	\$1,495.00
Unpaid Vendor Bills	\$0.00

Transaction Detail for: [REDACTED] Ln

Date	Description	Increase	Decrease	Balance
	Beginning Balance for Statement Period			\$7,430.77
12/01/2020	[REDACTED] Ln: Owner Expenses:Management Expense	\$0.00	\$119.60	\$7,311.17
12/01/2020	[REDACTED] Ln: Rent	\$1,495.00	\$0.00	\$8,806.17
12/01/2020	[REDACTED] Ln: Residential:Management Income:Pet Fee	\$20.00	\$0.00	\$8,826.17
	Ending Balance for Statement Period			\$8,826.17

Unpaid Bills

Location	Vendor	Bill Date	Description	Amount	Amount Paid	Amount Due
No Items						
Total				\$0.00	\$0.00	\$0.00

There is a YTD P&L style report snapshotting the performance of the unit for each building.

Ln Operating Statement													
	JAN-20	FEB-20	MAR-20	APR-20	MAY-20	JUN-20	JUL-20	AUG-20	SEP-20	OCT-20	NOV-20	DEC-20	Total
Income													
Rent	\$0.00	\$0.00	\$1,495.00	\$1,495.00	\$1,495.00	\$1,495.00	\$1,495.00	\$1,495.00	\$1,495.00	\$1,495.00	\$1,495.00	\$1,495.00	\$14,950.00
Residential:Management Income:Pet Fee	\$0.00	\$0.00	\$10.00	\$10.00	\$10.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$170.00
Expense													
Owner Expenses:Management Expense	\$0.00	\$0.00	\$119.60	\$119.60	\$119.60	\$119.60	\$119.60	\$119.60	\$119.60	\$119.60	\$119.60	\$119.60	\$1,196.00
Owner Expenses:Leasing and Tenant Expenses:Lease Renewal Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$195.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$195.00
Owner Expenses:Maintenance Expenses:Maintenance and Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$624.83	\$291.50	\$0.00	\$2,079.00	\$412.50	\$0.00	\$0.00	\$3,407.83
Current Liability													
Due From Owner:Due from owner for Sec Dep	\$0.00	-\$1,495.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,495.00
Net Operating Income	\$0.00	-\$1,495.00	\$1,385.40	\$1,385.40	\$1,190.40	\$770.57	\$1,103.90	\$1,395.40	-\$683.60	\$982.90	\$1,395.40	\$1,395.40	\$8,826.17

Prepared For:

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██████████



Property Address:

██████████████████ Dr
Westfield, IN 46074-9030

Property Summary

Escrow Account Balance Held	\$1,400.00
Unpaid Vendor Bills	\$0.00

Transaction Detail for: ██████████ Dr.

Date	Description	Increase	Decrease	Balance
Beginning Balance for Statement Period				\$31,966.58
12/01/2020	██████████ Owner Expenses:Management Expense:Accounting and Technology Dr.: Fee	\$0.00	\$9.95	\$31,956.63
12/02/2020	██████████ Residential:Management Income:Pet Fee Dr.:	\$30.00	\$0.00	\$31,986.63
12/02/2020	██████████ Utility Reimbursements Dr.:	\$17.00	\$0.00	\$32,003.63
12/02/2020	██████████ Owner Expenses:Management Expense Dr.:	\$0.00	\$96.41	\$31,907.22
12/02/2020	██████████ Rent Dr.:	\$1,339.00	\$0.00	\$33,246.22
Ending Balance for Statement Period				\$33,246.22

Unpaid Bills

Location	Vendor	Bill Date	Description	Amount	Amount Paid	Amount Due
No Items						
Total				\$0.00	\$0.00	\$0.00

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Dr. Operating Statement

	JAN-20	FEB-20	MAR-20	APR-20	MAY-20	JUN-20	JUL-20	AUG-20	SEP-20	OCT-20	NOV-20	DEC-20	Total
Income													
Rent	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,339.00	\$1,339.00	\$1,339.00	\$1,339.00	\$1,339.00	\$1,339.00	\$15,834.00
Utility Reimbursements	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$204.00
Residential:Management Income:Pet Fee	\$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
Expense													
Owner Expenses:Management Expense	\$93.60	\$93.60	\$93.60	\$93.60	\$93.60	\$93.60	\$96.41	\$96.41	\$96.41	\$96.41	\$96.41	\$96.41	\$1,140.06
Owner Expenses:Operating Expenses:Utility Expenses:Electric:Occupied - Owner Paid Utility	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$67.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$67.56
Owner Expenses:Operating Expenses:Utility Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$2.64	\$0.00	\$0.00	\$0.00	-\$2.64
Owner Expenses:Management Expense:Accounting and Technology Fee	\$9.95	\$9.95	\$9.95	\$9.95	\$9.95	\$9.95	\$9.95	\$9.95	\$9.95	\$9.95	\$9.95	\$9.95	\$119.40
Owner Expenses:Leasing and Tenant Expenses:Lease Renewal Fee	\$0.00	\$0.00	\$195.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$195.00
Owner Expenses:Operating Expenses:Utility Expenses:Water:Occupied - Owner Paid Utility	\$0.00	\$0.00	\$0.00	\$0.00	\$67.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67.56
Net Operating Income	\$1,243.45	\$1,243.45	\$1,048.45	\$1,243.45	\$1,175.89	\$1,311.01	\$1,279.64	\$1,279.64	\$1,282.28	\$1,279.64	\$1,279.64	\$1,279.64	\$14,946.18