

Rent Roll

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All Properties Owned By: 1521 Trailsway LLC

Units: Active

As of: 09/03/2024

Include Non-Revenue Units: No

Unit	BD/BA	Tenant	Status	Sqft	Rent	Deposit	Lease From	Lease To
1521 Trailsway Dr. - 1521 Trailsway Dr Madison, WI 53704								
1521 Trailsway #1	2/1.00	Keith Limric	Current	950	935.00	945.00	06/01/2023	05/31/2025
1521 Trailsway #2	2/1.00		Vacant-Unrented	950		0.00		
1521 Trailsway #3	2/1.00	Chaitu Hed Wolaso	Current	950	1,095.00	950.00	07/01/2022	06/30/2025
1521 Trailsway #4	2/1.00	Aaron Lopez	Current	950	1,030.00	800.00	09/01/2021	08/31/2025
1521 Trailsway #5	2/1.00	Micky J. Eisen	Current	950	1,110.00	500.00	09/01/2021	06/30/2024
1521 Trailsway #6	2/1.00	Bieko E. Goode	Current	950	1,200.00	1,200.00	07/01/2024	06/30/2025
1521 Trailsway #7	2/1.00		Vacant-Unrented	950	0.00	325.00	09/01/2021	08/31/2024
1521 Trailsway #8	2/1.00		Vacant-Unrented	950	0.00	810.00	09/01/2021	07/31/2024

Income Statement

Apex Property Management, Inc.

Active Properties and Corporate Entities Owned By: 1521 Trailsway LLC

Display by Ownership %: No

As of: Aug 2024

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Prepaid Income	-1,915.00	-42.09	-1,694.94	-3.38
Rent	6,525.00	143.41	51,875.50	103.49
Pet Rent	40.00	0.88	600.00	1.20
Concessions	-100.00	-2.20	-1,362.56	-2.72
Laundry Income	0.00	0.00	0.00	0.00
Tenant Reimbursement Income	0.00	0.00	150.00	0.30
Late Fee/NSF Fee	0.00	0.00	556.73	1.11
Total Operating Income	4,550.00	100.00	50,124.73	100.00
Expense				
Management Fees	318.50	7.00	3,508.73	7.00
Leasing Charges	0.00	0.00	1,077.40	2.15
Advertising	0.00	0.00	182.66	0.36
Notifications/Filings	56.10	1.23	56.10	0.11
Property Inspections	0.00	0.00	84.70	0.17
Unit Turnover Costs	3,047.13	66.97	3,047.13	6.08
Locks and Keys	56.10	1.23	755.32	1.51
Cleaning	0.00	0.00	232.10	0.46
Common Area Cleaning	232.10	5.10	1,814.45	3.62
Window Coverings	0.00	0.00	0.00	0.00
Window Repairs	0.00	0.00	0.00	0.00
Tile or LVT Installation or Repairs	0.00	0.00	0.00	0.00
Wood or LVP Floor Purchase/ Refinish	0.00	0.00	0.00	0.00
Interior Painting	0.00	0.00	624.16	1.25
Wall Repairs	0.00	0.00	61.60	0.12
Appliance Repairs	0.00	0.00	0.00	0.00
Appliance Purchase/Installation	0.00	0.00	0.00	0.00
Plumbing	0.00	0.00	673.80	1.34
Water Softener	0.00	0.00	423.43	0.84
HVAC Maintenance/Repairs	381.50	8.38	1,627.93	3.25
Electrical Repairs/Fixtures/Lighting	0.00	0.00	332.27	0.66
Carpentry	0.00	0.00	53.90	0.11
Door Repairs	0.00	0.00	38.50	0.08
Snow Removal	0.00	0.00	634.73	1.27
Lawn Mowing	161.70	3.55	485.10	0.97
Grounds Service/Landscaping	54.86	1.21	395.36	0.79
Exterior Maintenance	0.00	0.00	242.00	0.48

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
General Maintenance	26.75	0.59	36.93	0.07
Cement/Blacktop	0.00	0.00	0.00	0.00
Fire Prevention	37.40	0.82	140.80	0.28
Electricity	125.18	2.75	1,164.86	2.32
Natural Gas	72.91	1.60	2,682.90	5.35
Water and Sewer	465.76	10.24	3,453.03	6.89
Trash and Sanitation	219.45	4.82	1,132.45	2.26
Pest Control	0.00	0.00	880.00	1.76
Real Estate Taxes	0.00	0.00	14,991.59	29.91
Total Operating Expense	5,255.44	115.50	40,833.93	81.46
NOI - Net Operating Income	-705.44	-15.50	9,290.80	18.54
Other Income & Expense				
Other Income				
Interest Income	0.00	0.00	8.39	0.02
Total Other Income	0.00	0.00	8.39	0.02
Net Other Income	0.00	0.00	8.39	0.02
Total Income	4,550.00	100.00	50,133.12	100.02
Total Expense	5,255.44	115.50	40,833.93	81.46
Net Income	-705.44	-15.50	9,299.19	18.55

Income Statement

Apex Property Management, Inc.

Active Properties and Corporate Entities Owned By: 1521 Trailway LLC

Display by Ownership %: No

As of: Dec 2023

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Prepaid Income	871.98	10.75	-764.25	-0.94
Rent	6,388.50	78.72	81,299.25	99.51
Pet Rent	80.00	0.99	360.00	0.44
Concessions	-160.00	-1.97	-1,300.00	-1.59
Laundry Income	0.00	0.00	21.25	0.03
Tenant Reimbursement Income	875.00	10.78	1,744.00	2.13
Late Fee/NSF Fee	59.52	0.73	336.27	0.41
Total Operating Income	8,115.00	100.00	81,696.52	100.00
Expense				
Management Fees	435.80	5.37	5,718.75	7.00
Bank Fees	0.00	0.00	25.00	0.03
Leasing Charges	555.80	6.85	1,274.00	1.56
Advertising	0.00	0.00	87.00	0.11
Notifications/Fillings	0.00	0.00	27.50	0.03
Property Inspections	0.00	0.00	354.70	0.43
Unit Turnover Costs	0.00	0.00	5,257.66	6.44
Locks and Keys	242.98	2.99	2,413.39	2.95
Cleaning	0.00	0.00	1,473.40	1.80
Common Area Cleaning	110.00	1.36	3,361.40	4.11
Window Coverings	385.00	4.74	554.40	0.68
Window Repairs	0.00	0.00	660.52	0.81
Carpet Purchase/Installation	0.00	0.00	1,999.20	2.45
Tile or LVT Installation or Repairs	0.00	0.00	1,324.40	1.62
Wood or LVP Floor Purchase/Refinish	0.00	0.00	1,359.40	1.66
Interior Painting	0.00	0.00	3,225.47	3.95
Wall Repairs	0.00	0.00	244.17	0.30
Appliance Repairs	358.63	4.42	785.97	0.96
Appliance Purchase/Installation	0.00	0.00	1,824.40	2.23
Plumbing	125.42	1.55	2,362.17	2.89
Water Softener	206.70	2.55	255.70	0.31
HVAC Maintenance/Repairs	82.50	1.02	1,183.76	1.45
HVAC Purchases	0.00	0.00	385.00	0.47
Electrical Repairs/Fixtures/Lighting	415.80	5.12	1,707.37	2.09
Carpentry	0.00	0.00	985.20	1.21
Door Repairs	62.81	0.77	1,270.73	1.56
Snow Removal	143.55	1.77	949.30	1.16

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Lawn Mowing	0.00	0.00	120.00	0.15
Grounds Service/Landscaping	0.00	0.00	211.00	0.26
General Maintenance	404.33	4.98	4,359.81	5.34
Cement/Blacktop	0.00	0.00	22,757.60	27.86
Fire Prevention	30.80	0.38	207.90	0.25
Electricity	96.50	1.19	1,020.80	1.25
Natural Gas	433.99	5.35	4,731.96	5.79
Water and Sewer	375.23	4.62	6,015.68	7.36
Trash and Sanitation	92.40	1.14	1,247.40	1.53
Pest Control	1,000.00	12.32	1,132.07	1.39
Real Estate Taxes	0.00	0.00	16,262.93	19.91
Total Operating Expense	5,558.24	68.49	99,137.11	121.35
NOI - Net Operating Income	2,556.76	31.51	-17,440.59	-21.35
Other Income & Expense				
Other Income				
Interest Income	2.20	0.03	24.62	0.03
Total Other Income	2.20	0.03	24.62	0.03
Net Other Income	2.20	0.03	24.62	0.03
Total Income	8,117.20	100.03	81,721.14	100.03
Total Expense	5,558.24	68.49	99,137.11	121.35
Net Income	2,558.96	31.53	-17,415.97	-21.32