

17 Aviation Rd SE
Marietta, GA 30060

Owner Statement



LJMO 252, LLC
5740 S Forest St
Greenwood Village, CO 80121-2138



Properties
2535CountyLineRd. - 2535
County Line Rd SW
Atlanta, GA 30331-6601

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 08/01/2025			262.50
08/01/2025	Maggie Tenner	ECP receipt	530E-CF90	Rent Income - July 2025	45.76		308.26
08/01/2025	Maggie Tenner	ECP receipt	530E-CF90	Rent Income - August 2025	980.00		1,288.26
08/08/2025	LJMO 252, LLC	eCheck	CFD2-2CE0	Owner Distribution - Owner payment for 08/2025		953.96	334.30
08/08/2025	PURE Property Management of Georgia	eCheck	CD3A-9600	Management Fees - Management Fees for 08/2025		71.80	262.50
				Ending Cash Balance			262.50
Total					1,025.76	1,025.76	

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

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Properties
659 Auburn 230 - 659
Auburn Ave NE Apt 230
Atlanta, GA 30312-1980

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 08/01/2025			262.50
08/01/2025	Demi Rene Malone Kemp	Receipt		Rent Income	2,200.00		2,462.50
08/08/2025	LJMO 252, LLC	eCheck	CFD2-2CE0	Owner Distribution - Owner payment for 08/2025		2,046.00	416.50
08/08/2025	PURE Property Management of Georgia	eCheck	CD3A-9600	Management Fees - Management Fees for 08/2025		154.00	262.50
				Ending Cash Balance			262.50
Total					2,200.00	2,200.00	

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Required Reserves	262.50
Work Order Estimates	0.00

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Properties
659 Auburn 235 - 659
Auburn Ave NE Apt 235
Atlanta, GA 30312-1980

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 08/01/2025			262.50
08/05/2025	Lincoln Doggett	eCheck receipt	A33D-9540	Rent Income - August 2025	2,295.00		2,557.50
08/05/2025	Lincoln Doggett	eCheck receipt	A33D-9540	Pet Fee Income to Owner - August 2025	30.00		2,587.50
08/08/2025	LJMO 252, LLC	eCheck	CFD2-2CE0	Owner Distribution - Owner payment for 08/2025		2,164.35	423.15
08/08/2025	PURE Property Management of Georgia	eCheck	CD3A-9600	Management Fees - Management Fees for 08/2025		160.65	262.50
				Ending Cash Balance			262.50
Total					2,325.00	2,325.00	

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

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Properties
659 Auburn Ave, Unit 152 -
659 Auburn Ave NE Ste 152
Atlanta, GA 30312-1976

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 08/01/2025			1,136.70
08/02/2025	NICH Culture LLC	eCheck receipt	8F5E-64E0	Rent Income - August 2025	2,850.00		3,986.70
08/08/2025	LJMO 252, LLC	eCheck	CFD2-2CE0	Owner Distribution - Owner payment for 08/2025		2,650.50	1,336.20
08/08/2025	PURE Property Management of Georgia	eCheck	CD3A-9600	Management Fees - Management Fees for 08/2025		199.50	1,136.70
				Ending Cash Balance			1,136.70
Total					2,850.00	2,850.00	

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	874.20

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LJMO 252, LLC
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Greenwood Village, CO 80121-2138



Properties
659 Auburn Ave, Unit 252 -
659 Auburn Ave NE Ste 252
Atlanta, GA 30312-1976

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 08/01/2025			262.50
08/01/2025	Jordan Mitchell	eCheck receipt	353F-9170	Rent Income - August 2025	2,995.00		3,257.50
08/08/2025	LJMO 252, LLC	eCheck	CFD2-2CE0	Owner Distribution - Owner payment for 08/2025		2,728.44	529.06
08/08/2025	PURE Property Management of Georgia	eCheck	CD3A-9600	Management Fees - Management Fees for 08/2025		266.56	262.50
				Ending Cash Balance			262.50
Total					2,995.00	2,995.00	

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

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Properties
659 Auburn Ave, Unit 264 -
659 Auburn Ave NE Apt 264
Atlanta, GA 30312-1985

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 08/01/2025			443.39
08/01/2025	Marina Buck	Receipt		Rent Income	2,155.50		2,598.89
08/01/2025	Marina Buck	Receipt		Rent Income	117.50		2,716.39
08/08/2025	LJMO 252, LLC	eCheck	CFD2-2CE0	Owner Distribution - Owner payment for 08/2025		2,206.89	509.50
08/08/2025	PURE Property Management of Georgia	eCheck	CD3A-9600	Management Fees - Management Fees for 07/2025		5.39	504.11
08/08/2025	PURE Property Management of Georgia	eCheck	CD3A-9600	Management Fees - Management Fees for 08/2025		159.11	345.00
08/20/2025	Noble BHS LLC	eCheck	3F87-8F90	General Repairs - General Repairs		145.00	200.00
				Ending Cash Balance			200.00
Total					2,273.00	2,516.39	

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	82.50
Please Remit Balance Due	145.00