

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 05/01/2025			262.50
05/03/2025	Maggie Tenner	ECP receipt	A719-B900	Rent Income - May 2025	980.00		1,242.50
05/09/2025	LJMO 252, LLC	eCheck	72B1-7DB0	Owner Distribution - Owner payment for 05/2025		421.40	821.10
05/09/2025	PURE Property Management of Georgia	eCheck	70A6-9BD0	Lease Renewal Fee - Bill Forward		490.00	331.10
05/09/2025	PURE Property Management of Georgia	eCheck	70A6-9BD0	Management Fees - Management Fees for 05/2025		68.60	262.50
				Ending Cash Balance			262.50
Total					980.00	980.00	

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 05/01/2025			262.50
05/01/2025	Demi Rene Malone Kemp	Receipt		Rent Income	2,200.00		2,462.50
05/09/2025	LJMO 252, LLC	eCheck	72B1-7DB0	Owner Distribution - Owner payment for 05/2025		2,046.00	416.50
05/09/2025	PURE Property Management of Georgia	eCheck	70A6-9BD0	Management Fees - Management Fees for 05/2025		154.00	262.50
				Ending Cash Balance			262.50
Total					2,200.00	2,200.00	

Property Cash Summary

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 05/01/2025			262.50
05/02/2025	Lincoln Doggett	eCheck receipt	0990-0360	Rent Income - May 2025	2,295.00		2,557.50
05/02/2025	Lincoln Doggett	eCheck receipt	0990-0360	Pet Fee Income to Owner - May 2025	30.00		2,587.50
05/09/2025	LJMO 252, LLC	eCheck	72B1-7DB0	Owner Distribution - Owner payment for 05/2025		2,164.35	423.15
05/09/2025	PURE Property Management of Georgia	eCheck	70A6-9BD0	Management Fees - Management Fees for 05/2025		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 05/01/2025			262.50
05/06/2025	NICH Culture LLC	CC receipt	F2C7-2A00	Rent Income - May 2025	2,850.00		3,112.50
05/09/2025	LJMO 252, LLC	eCheck	72B1-7DB0	Owner Distribution - Owner payment for 05/2025		2,650.50	462.00
05/09/2025	PURE Property Management of Georgia	eCheck	70A6-9BD0	Management Fees - Management Fees for 05/2025		199.50	262.50
				Ending Cash Balance			262.50
Total					2,850.00	2,850.00	

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

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LJMO 252, LLC
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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 05/01/2025			262.50
05/01/2025	Jordan Mitchell	eCheck receipt	0DD0-D600	Rent Income - May 2025	2,995.00		3,257.50
05/09/2025	LJMO 252, LLC	eCheck	72B1-7DB0	Owner Distribution - Owner payment for 05/2025		2,728.44	529.06
05/09/2025	PURE Property Management of Georgia	eCheck	70A6-9BD0	Management Fees - Management Fees for 05/2025		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 05/01/2025							162.50
05/01/2025	Marina Buck	eCheck receipt	4769-0760	Rent Income - May 2025	2,350.00		2,512.50
05/09/2025	LJMO 252, LLC	eCheck	72B1-7DB0	Owner Distribution - Owner payment for 05/2025		2,085.50	427.00
05/09/2025	PURE Property Management of Georgia	eCheck	70A6-9BD0	Management Fees - Management Fees for 05/2025		164.50	262.50
05/16/2025	LJMO 252, LLC	eCheck receipt	E746-DF40	Owner Contribution - Owner Contribution	4,800.00		5,062.50
05/21/2025	Canes Construction USA LLC	eCheck	0234-3270	General Repairs - Property touch-ups		4,400.00	662.50
05/27/2025	LJMO 252, LLC	eCheck receipt	740D-4690	Owner Contribution - Owner Contribution	4,400.00		5,062.50
05/28/2025	Haile Tek Services LLC	eCheck	A8AC-B520	HVAC Replacement - HVAC Replacement		3,200.00	1,862.50
05/31/2025	Marina Buck	eCheck receipt	2EF4-3470	Reimbursable Maintenance - * Tenant did not allow proper dry time from original repair. So grout washed away. * Tenant refused technicians approach to repair area around tube. Tech was going to reapply new grout. Tenant said he will do it himself with silicone. Tenant requested Sil	150.00		2,012.50
Ending Cash Balance							2,012.50
Total					11,700.00	9,850.00	

Bills Due

Due Date	Payee	Description	Unpaid
05/29/2025	Pettway Services	Water damage repairs	1,060.09
Total			1,060.09

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	1,900.00
Please Remit Balance Due	1,210.09