

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 10/01/2025			1,173.90
10/03/2025	Maggie Tenner	ECP receipt	16F0-9510	Rent Income - October 2025	980.00		2,153.90
10/09/2025	PURE Property Management of Georgia	eCheck	330F-99B0	Management Fees - Management Fees for 10/2025		68.60	2,085.30
10/20/2025	LJMO 252, LLC	eCheck	844F-D670	Owner Distribution - Owner payment for 09/2025		911.40	1,173.90
10/20/2025	LJMO 252, LLC	eCheck	844F-D670	Owner Distribution - Owner payment for 10/2025		911.40	262.50
				Ending Cash Balance			262.50
<b>Total</b>					<b>980.00</b>	<b>1,891.40</b>	

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

17 Aviation Rd SE  
Marietta, GA 30060

Owner Statement



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



**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 10/01/2025			2,308.50
10/01/2025	Demi Rene Malone Kemp	Receipt		Rent Income	2,200.00		4,508.50
10/09/2025	PURE Property Management of Georgia	eCheck	330F-99B0	Management Fees - Management Fees for 10/2025		154.00	4,354.50
10/20/2025	LJMO 252, LLC	eCheck	844F-D670	Owner Distribution - Owner payment for 09/2025		2,046.00	2,308.50
10/20/2025	LJMO 252, LLC	eCheck	844F-D670	Owner Distribution - Owner payment for 10/2025		2,046.00	262.50
				Ending Cash Balance			262.50
<b>Total</b>					<b>2,200.00</b>	<b>4,246.00</b>	

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

17 Aviation Rd SE  
Marietta, GA 30060

Owner Statement



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



**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 10/01/2025			2,426.85
10/01/2025	Lincoln Doggett	eCheck receipt	01F9-7110	Rent Income - October 2025	2,295.00		4,721.85
10/01/2025	Lincoln Doggett	eCheck receipt	01F9-7110	Pet Fee Income to Owner - October 2025	30.00		4,751.85
10/09/2025	PURE Property Management of Georgia	eCheck	330F-99B0	Management Fees - Management Fees for 10/2025		160.65	4,591.20
10/20/2025	LJMO 252, LLC	eCheck	844F-D670	Owner Distribution - Owner payment for 09/2025		2,164.35	2,426.85
10/20/2025	LJMO 252, LLC	eCheck	844F-D670	Owner Distribution - Owner payment for 10/2025		2,164.35	262.50
				Ending Cash Balance			262.50
<b>Total</b>					<b>2,325.00</b>	<b>4,489.35</b>	

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

17 Aviation Rd SE  
Marietta, GA 30060

Owner Statement



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



**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 10/01/2025			3,522.20
10/01/2025	NICH Culture LLC	Receipt		Rent Income	2,850.00		6,372.20
10/01/2025	Hammock's A/C, Inc.	eCheck	CDA8-41A0	HVAC Service/Repair - HVAC Service/Repair		874.20	5,498.00
10/09/2025	PURE Property Management of Georgia	eCheck	330F-99B0	Management Fees - Management Fees for 10/2025		199.50	5,298.50
10/20/2025	LJMO 252, LLC	eCheck	844F-D670	Owner Distribution - Owner payment for 09/2025		2,650.50	2,648.00
10/20/2025	LJMO 252, LLC	eCheck	844F-D670	Owner Distribution - Owner payment for 10/2025		2,385.50	262.50
				Ending Cash Balance			262.50
<b>Total</b>					<b>2,850.00</b>	<b>6,109.70</b>	

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

17 Aviation Rd SE  
Marietta, GA 30060

Owner Statement



LJMO 252, LLC

5740 S Forest St  
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 10/01/2025			2,990.94
10/16/2025	Turnkey Pros LLC	eCheck	E3B7-DB70	Cleaning - Cleaning		200.00	2,790.94
10/27/2025	Natasha Kharazmi	Receipt	6691303578	Management Held Security Deposit - Move In Charge: Management Held Security Deposit	2,695.00		5,485.94
				Ending Cash Balance			5,485.94
<b>Total</b>					<b>2,695.00</b>	<b>200.00</b>	

Bills Due

Due Date	Payee	Description	Unpaid
09/10/2025	LJMO 252, LLC	Owner payment for 09/2025	2,728.44
<b>Total</b>			<b>2,728.44</b>

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

17 Aviation Rd SE  
Marietta, GA 30060

Owner Statement



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



**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 10/01/2025			2,260.50
10/01/2025	Marina Buck	eCheck receipt	5AD6-57B0	Rent Income - October 2025	2,350.00		4,610.50
10/09/2025	PURE Property Management of Georgia	eCheck	330F-99B0	Management Fees - Management Fees for 10/2025		164.50	4,446.00
10/20/2025	LJMO 252, LLC	eCheck	844F-D670	Owner Distribution - Owner payment for 09/2025		2,040.50	2,405.50
10/20/2025	LJMO 252, LLC	eCheck	844F-D670	Owner Distribution - Owner payment for 10/2025		2,060.50	345.00
				Ending Cash Balance			345.00
<b>Total</b>					<b>2,350.00</b>	<b>4,265.50</b>	

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	82.50