

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 12/01/2025			262.50
12/03/2025	Maggie Tenner	ECP receipt	26EB-BC10	Rent Income - December 2025	980.00		1,242.50
12/10/2025	LJMO 252, LLC	eCheck	94F7-41B0	Owner Distribution - Owner payment for 12/2025		911.40	331.10
12/10/2025	PURE Property Management of Georgia	eCheck	9272-3DB0	Management Fees - Management Fees for 12/2025		68.60	262.50
				Ending Cash Balance			262.50
Total					980.00	980.00	

Bills Due

Due Date	Payee	Description	Unpaid
12/15/2025	High Priority Plumbing	Plumbing Service/Repair	1,968.61
Total			1,968.61

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

Please Remit Balance Due 1,968.61

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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 12/01/2025			262.50
12/01/2025	Demi Rene Malone Kemp	Receipt		Rent Income	2,200.00		2,462.50
12/10/2025	LJMO 252, LLC	eCheck	94F7-41B0	Owner Distribution - Owner payment for 12/2025		2,046.00	416.50
12/10/2025	PURE Property Management of Georgia	eCheck	9272-3DB0	Management Fees - Management Fees for 12/2025		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 12/01/2025			262.50
12/01/2025	Lincoln Doggett	eCheck receipt	31ED-CAF0	Rent Income - December 2025	2,295.00		2,557.50
12/01/2025	Lincoln Doggett	eCheck receipt	31ED-CAF0	Pet Fee Income to Owner - December 2025	30.00		2,587.50
12/10/2025	LJMO 252, LLC	eCheck	94F7-41B0	Owner Distribution - Owner payment for 12/2025		2,164.35	423.15
12/10/2025	PURE Property Management of Georgia	eCheck	9272-3DB0	Management Fees - Management Fees for 12/2025		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 12/01/2025			262.50
12/01/2025	NICH Culture LLC	eCheck receipt	C977-B0C0	Rent Income - December 2025	2,850.00		3,112.50
12/10/2025	LJMO 252, LLC	eCheck	94F7-41B0	Owner Distribution - Owner payment for 12/2025		2,650.50	462.00
12/10/2025	PURE Property Management of Georgia	eCheck	9272-3DB0	Management Fees - Management Fees for 12/2025		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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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 12/01/2025			22.64
12/02/2025	Natasha Kharazmi	CC receipt	543C-F8A0	Rent Income - December 2025 (Prorated)	718.67		741.31
12/10/2025	LJMO 252, LLC	eCheck	94F7-41B0	Owner Distribution - Owner payment for 12/2025		414.85	326.46
12/10/2025	PURE Property Management of Georgia	eCheck	9272-3DB0	Management Fees - Management Fees for 12/2025		63.96	262.50
				Ending Cash Balance			262.50
Total					718.67	478.81	

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 12/01/2025			345.00
12/01/2025	Marina Buck	Receipt		Rent Income	2,450.00		2,795.00
12/10/2025	LJMO 252, LLC	eCheck	94F7-41B0	Owner Distribution - Owner payment for 12/2025		2,278.50	516.50
12/10/2025	PURE Property Management of Georgia	eCheck	9272-3DB0	Management Fees - Management Fees for 12/2025		171.50	345.00
				Ending Cash Balance			345.00
Total					2,450.00	2,450.00	

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	82.50