

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 11/01/2025			262.50
11/02/2025	Maggie Tenner	ECP receipt	A4BB-6030	Rent Income - November 2025	980.00		1,242.50
11/07/2025	LJMO 252, LLC	eCheck	7A57-9D90	Owner Distribution - Owner payment for 11/2025		911.40	331.10
11/07/2025	PURE Property Management of Georgia	eCheck	781E-B3D0	Management Fees - Management Fees for 11/2025		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 11/01/2025			262.50
11/01/2025	Demi Rene Malone Kemp	Receipt		Rent Income	2,200.00		2,462.50
11/07/2025	LJMO 252, LLC	eCheck	7A57-9D90	Owner Distribution - Owner payment for 11/2025		2,046.00	416.50
11/07/2025	PURE Property Management of Georgia	eCheck	781E-B3D0	Management Fees - Management Fees for 11/2025		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 11/01/2025			262.50
11/03/2025	Lincoln Doggett	eCheck receipt	8E1B-7EE0	Rent Income - November 2025	2,295.00		2,557.50
11/03/2025	Lincoln Doggett	eCheck receipt	8E1B-7EE0	Pet Fee Income to Owner - November 2025	30.00		2,587.50
11/07/2025	LJMO 252, LLC	eCheck	7A57-9D90	Owner Distribution - Owner payment for 11/2025		2,164.35	423.15
11/07/2025	PURE Property Management of Georgia	eCheck	781E-B3D0	Management Fees - Management Fees for 11/2025		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 11/01/2025			262.50
11/01/2025	NICH Culture LLC	eCheck receipt	0337-1960	Rent Income - November 2025	2,850.00		3,112.50
11/07/2025	LJMO 252, LLC	eCheck	7A57-9D90	Owner Distribution - Owner payment for 11/2025		2,650.50	462.00
11/07/2025	PURE Property Management of Georgia	eCheck	781E-B3D0	Management Fees - Management Fees for 11/2025		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 11/01/2025			5,485.94
11/04/2025		Bank Transfer		Auto transfer of funds from Operating Cash to Security Deposit Cash		2,695.00	2,790.94
11/08/2025	Natasha Kharazmi	Receipt		Rent Income	2,695.00		5,485.94
11/11/2025	LJMO 252, LLC	eCheck	64DF-96C0	Owner Distribution - Owner payment for 11/2025		2,528.44	2,957.50
11/11/2025	PURE Property Management of Georgia	eCheck	64C9-5E60	Leasing Fee - Lease Fee		2,695.00	262.50
11/11/2025	PURE Property Management of Georgia	eCheck	64C9-5E60	Management Fees - Management Fees for 11/2025		239.86	22.64
				Ending Cash Balance			22.64
Total					2,695.00	8,158.30	

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

Please Remit Balance Due 239.86

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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 11/01/2025			345.00
11/01/2025	Marina Buck	eCheck receipt	7ACD-3690	Rent Income - November 2025	2,450.00		2,795.00
11/07/2025	LJMO 252, LLC	eCheck	7A57-9D90	Owner Distribution - Owner payment for 11/2025		1,053.50	1,741.50
11/07/2025	PURE Property Management of Georgia	eCheck	781E-B3D0	Lease Renewal Fee - Renewal Fee		1,225.00	516.50
11/07/2025	PURE Property Management of Georgia	eCheck	781E-B3D0	Management Fees - Management Fees for 11/2025		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