

6104 Walnut Hills, LLC.  
Account QuickReport  
All Transactions

RE	Memo	Name	Amount	Balance
*2004				
6104 Walnut Hills				
dirt<walnut Hills	Earnest \$	First American Title	500.00	500.00
	webberville purchase	HUD	32,833.00	33,333.00
Total dirt<walnuthills			33,333.00	33,333.00
Imprvment<walnuthills				
	Foundation		13,000.00	13,000.00
	Roof		3,700.00	16,700.00
	Plumbing		5,000.00	21,700.00
	Steps		155.00	21,855.00
	Front Doors		300.00	22,155.00
	Back Doors		1,000.00	23,155.00
	Tile		2,400.00	25,555.00
	Carpet		3,000.00	28,555.00
	Water Heater		900.00	29,455.00
	HVAC		4,800.00	34,255.00
	Applicances		2,400.00	36,655.00
	Paint Interior		2,500.00	39,155.00
	Interior doors		1,000.00	40,155.00
	Light fixtures exterior		325.00	40,480.00
	interior light fixturs		300.00	40,780.00
	Closing Costs on loan		2,519.00	43,299.00
	2004 taxes		2,400.00	45,699.00
	Locks		220.00	45,919.00
	Counter top reserface		200.00	46,119.00
	cabinets doors		400.00	46,519.00
	sinks		350.00	46,869.00
	faucets		333.00	47,202.00
	glass		350.00	47,552.00
	electrical		450.00	48,002.00
				48,002.00
	gas leak repair		187.00	48,189.00
	brick repair		840.00	49,029.00
	mail boxes		200.00	49,229.00
	utilitiy doors		400.00	49,629.00
	Concrete patio		800.00	50,429.00
	Windows		250.00	50,679.00
	Trash removal		629.00	51,308.00
	Pest Control		326.00	51,634.00
	Postage		25.00	51,659.00
	LLC Filing fee	Sec of State	225.00	51,884.00
	8/25/05 New Breaker for side b	Nunns electric	135.00	52,019.00
	yard service	Chris Davenport	70.00	52,089.00
	8/10/05 repair make ready done	Chris Davenport	430.00	52,519.00
	8/10/05 legal expense eviction	JP1	77.00	52,596.00
	8/10/05 plumbing/ misc repairs done	Chris Davenport	130.00	52,726.00
	8/10/05 change locks	Chris Davenport	50.00	52,776.00
	9/25/05 Plumbing leak side A	Chris Davenport	425.00	53,201.00
	10/20/05 Pest Control Side A	J&J Pest Control	135.00	53,336.00
	insurance		523.00	53,859.00
	utilities		802.00	54,661.00
	Parking for closing		5.00	
	repairs for closing		485.00	55,146.00
Total Imprvment<walnuthills			55,151.00	55,146.00
Total 6104 walnuthills			88,484.00	88,479.00
Total *2004			88,484.00	88,479.00
Total RE			88,484.00	88,479.00
Less Rent Received	Total Rents		-5,025.00	83,454.00
Plus Interest Paid to bank	Total Interest		3,407.22	86,861.22
			0.00	
<b>TOTAL</b>			<b>86,866.22</b>	
	<b>Original Budget</b>		<b>84,000.00</b>	

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<u>Memo</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
<b>Amount Over Budget</b>		<b>2,866.22</b>	
*****Sales Price*****	Sean Thomas	140,000.00	
Less			
Bank Loan	Prosperity Bank	-40,000.00	
\$ Investors		-44,000.00	
	#1-30,000		
	#2-6,000		
	#3-5,000		
	#4-3,000		
Closing Costs	Closing Costs	-10,190.07	
	Repairs Paid to buyer	-1,000.00	
Budget Over Runs	Budget Over Runs	<u>-2,866.22</u>	
Proceeds to Split	Proceeds to Split	<b>41,943.71</b>	
	Dollars to Ron	20,971.86	
Dollars to Investors	Dollars to Investors	<b>20,971.86</b>	
Rate of Return to Inv.	Rate of Return to Inv.	<b>47.66%</b>	
<b><u>Dollars per Investor</u></b>			
Investor #1 30000	68%	14,298.99	
Investor #2 6000	14%	2,859.80	
Investor #3 5000	11%	2,383.17	
Investor #4 3000	7%	<u>1,429.90</u>	
	100%	20,971.86	
<b><u>Total \$'s returned</u></b>	<b><u>Initial Investment</u></b>	<b><u>Total return</u></b>	
Investor #1 30000	30,000.00	44,298.99	
Investor #2 6000	6,000.00	8,859.80	
Investor #3 5000	5,000.00	7,383.17	
Investor #4 3000	<u>3,000.00</u>	<u>4,429.90</u>	
	44,000.00	64,971.86	