

Rental Owner Statement

Prepared By: Property Upsurge Inc.
 BRE # 01888599
 501 Railroad Ave.
 Pittsburg, CA 94565



Statement period **1/11/2017 - 2/10/2017**

Statement date **1/29/2018**

ETC Custodian FBO Yaniv Benaroya, Account # 111369
 Investment Reference: I0096994
 P.O.Box 451340
 Westlake, OH 44145

Summary by property

	CA-0114 {2005 San Jose Dr #155}	CA-0266 {2415 Horizon Ln #114} 50%	All properties
Beginning cash balance	\$600.00	\$0.00	\$600.00
+ Additions to cash			
Income	1,332.00	0.00	1,332.00
Owner contributions	0.00	0.00	0.00
Other additions	0.00	0.00	0.00
- Subtractions from cash			
Expenses	384.48	0.00	384.48
Owner draws	947.52	0.00	947.52
Other subtractions	0.00	0.00	0.00
Ending cash balance	\$600.00	\$0.00	\$600.00
- Adjustments			
Property reserve	5,000.00	700.00	5,700.00
Available for payment	(\$4,400.00)	(\$700.00)	(\$5,100.00)

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Income statement

	CA-0114 {2005 San Jose Dr #155}	CA-0266 {2415 Horizon Ln #114} 50%	All properties
Income			
Rent Income	437.00	0.00	437.00
Section 8 Rent Income	895.00	0.00	895.00
Total income	\$1,332.00	\$0.00	\$1,332.00
Expense			
Association Fees	384.48	0.00	384.48
Total expenses	\$384.48	\$0.00	\$384.48
Net income	\$947.52	\$0.00	\$947.52

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Detail transactions

Date	Property	Account	Payee	Memo	Amount	Balance
Beginning cash balance as of 1/11/2017						\$600.00
Additions to cash						
2/1/2017	CA-0114 {2005 San Jose Dr #155}	Section 8 Rent Income	Unit 1 - Section 8 Williams, Marian	Payment	895.00	1,495.00
2/3/2017	CA-0114 {2005 San Jose Dr #155}	Rent Income	Unit 1 - Marian Williams	Payment	437.00	1,932.00
Total from additions to cash					\$1,332.00	
Subtractions from cash						
1/20/2017	CA-0114 {2005 San Jose Dr #155}	Association Fees	Baywoods HOA c/o Community Association Banc Lockbox	BHA155	384.48	1,547.52
2/8/2017	CA-0114 {2005 San Jose Dr #155}	Owner Draw	ETC Custodian FBO Yaniv Benaroya, Account # 111369	Owner Draw	947.52	600.00
Total from subtractions from cash					\$1,332.00	
Ending cash balance as of 2/10/2017						\$600.00

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Yaniv Benaroya
543 El Pintado Rd
Danville, CA 94526

Summary by property

	CA-0266 {2415 Horizon Ln #114} 50%	All properties
Beginning cash balance	\$0.00	\$0.00
+ Additions to cash		
Income	0.00	0.00
Owner contributions	0.00	0.00
Other additions	0.00	0.00
- Subtractions from cash		
Expenses	0.00	0.00
Owner draws	0.00	0.00
Other subtractions	0.00	0.00
Ending cash balance	\$0.00	\$0.00
- Adjustments		
Property reserve	700.00	700.00
Available for payment	(\$700.00)	(\$700.00)

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Income statement

	CA-0266 {2415 Horizon Ln #114} 50%	All properties
Net income	\$0.00	\$0.00

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Detail transactions

Date	Property	Account	Payee	Memo	Amount	Balance
Beginning cash balance as of 1/11/2017						\$0.00
Additions to cash						
Total from additions to cash					\$0.00	
Subtractions from cash						
Total from subtractions from cash					\$0.00	
Ending cash balance as of 2/10/2017						\$0.00