

Milrose Capital

Balance Sheet

As of Date:

12/31/2023

Location:

146 Park Ave Real Estate, LLC

146 Park Ave Real Estate, LLC

Month Ending

12/31/2023

Assets

Current Assets

Cash and Cash Equivalent	131,821
Accounts Receivable	121,993
Total Current Assets	253,814

Fixed Assets

Fixed Asset	
Land	1,056,701
Land Improvements	210,211
Building	3,936,551
Furniture, Fixtures and Equipment	1,841,206
Total Fixed Asset	7,044,669
Accumulated Depreciation	(871,788)
Total Fixed Assets	6,172,881

Other Assets

Escrows	
Real Estate Tax Reserve	51,068
Insurance Reserve	7,129
Replacement Reserve	400,393
MIP Escrow	66,207
Total Escrows	524,797
Other Assets	
Deferred Asset>Rent	222,013
Total Other Assets	222,013
Total Other Asset	746,810

Total Assets

7,173,505

Liabilities and Equity

Liabilities

Current Liabilities

Accounts Payable	300
Accrued Liabilities	
Accrued Expenses>Interest	22,864
Total Accrued Liabilities	22,864
Other Current Liabilities	
Mortgage Payable- current portion	176,546
Total Other Current Liabilities	176,546
Total Current Liabilities	199,710

Long Term Liabilities

Mortgage Payable	6,466,865
Other Liabilities	77,420
Total Long Term Liabilities	6,544,285
Total Liabilities	6,743,995

Partners Equity

Partner Equity

Capital>Contributed>Thimble, LLC	260,051
Capital>Distributed>Thimble, LLC	(71,250)
Capital>Contributed>Thimble 2, LLC	260,051
Capital>Distributed>Thimble 2, LLC	(71,250)
Capital>Distributed>Alan Schwartz	(7,500)
Total Partners Equity	370,102

Retained Earnings

Retained Earnings	221,012
Net Income	(161,604)
Total Retained Earnings	59,408

Total Partners Equity	429,510
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Total Liabilities and Equity	7,173,505
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Milrose Capital
Profit and Loss - Detail

As of Date:

Location:

Period Ending
12/31/2023

Revenue

Revenue 646,597

Total Revenue \$ 646,597

Expenses

General and Administrative

Insurance Expense 18,489

Professional Service 30,879

Admin Misc Expense 424

Total General and Administrative 49,792

Property

Depreciation 480,669

Interest Expense 277,740

Total Property 758,409

Total Expenses 808,201

Total Net Income \$ (161,604)