

MA Prop 3 LLC

Balance Sheet

As of Date:

Location:

	CONSOLIDATED	STAND ALONE ENTITIES	
	MA Prop 3 LLC (All)	MA CHA Holdings LLC	MA KIM Holdings LLC
	Month Ending	50%	50%
	12/31/2023	12/31/2023	12/31/2023
Assets			
Current Assets			
Cash and Cash Equivalent	189,363	94,682	94,681
Accounts Receivable	0	0	0
Total Current Assets	189,363	94,682	94,681
Fixed Assets			
Fixed Asset			
Land	2,300,000	1,150,000	1,150,000
Building	20,700,000	10,350,000	10,350,000
Furniture, Fixtures and Equipment	100,000	50,000	50,000
Total Fixed Asset	23,100,000	11,550,000	11,550,000
Accumulated Depreciation	(2,239,583)	(1,119,791)	(1,119,792)
Total Fixed Assets	20,860,417	10,430,209	10,430,208
Other Assets			
Other Assets			
Organizational Costs	1,109,238	554,619	554,619
Interest Rate Cap	35,000	17,500	17,500
Total Other Assets	1,144,238	572,119	572,119
Accumulated Amortization	(1,575,609)	(787,805)	(787,804)
Total Other Asset	(431,371)	(215,686)	(215,685)
Intangible Assets			
Goodwill			
Goodwill	6,900,000	3,450,000	3,450,000
Accumulated Amortization>Goodwill	(2,875,000)	(1,437,500)	(1,437,500)
Total Goodwill	4,025,000	2,012,500	2,012,500
Total Intangible Assets	4,025,000	2,012,500	2,012,500
Total Assets	24,643,409	12,321,705	12,321,704

Liabilities and Equity

Liabilities

Current Liabilities

Accounts Payable	6,590	3,295	3,295
Accrued Liabilities			
Accrued Expenses>Interest	171,885	85,943	85,942
Total Accrued Liabilities	171,885	85,943	85,942
Other Current Liabilities			
Due To/(From)>MA SB - MA CHA	77,540	38,770	38,770
Due To/(From)>MA CHA MA KIM	0	0	0
Due To/(From)>xxx	(262,100)	(131,050)	(131,050)

Total Other Current Liabilities	(184,560)	(92,280)	(92,280)
Total Current Liabilities	(6,085)	(3,042)	(3,043)
Long Term Liabilities			
Mortgage Payable	24,743,264	12,371,632	12,371,632
Other Liabilities	950,980	475,490	475,490
Total Long Term Liabilities	25,694,244	12,847,122	12,847,122
Total Liabilities	25,688,159	12,844,080	12,844,079
Partners Equity			
Partner Equity			
Capital>Distributed	262,100	131,050	131,050
Capital>Contributed>Subordinate CA 33 Capital LLC	2,310,000	1,155,000	1,155,000
Capital>Distributed>Subordinate CA 33 Capital LLC	(1,988,778)	(994,389)	(994,389)
Capital>Contributed>MABVProp LLC	1,050,000	525,000	525,000
Capital>Distributed>MABVProp LLC	(1,549,218)	(774,609)	(774,609)
Capital>Contributed>Mass ML, LLC	504,000	252,000	252,000
Capital>Distributed>Mass ML, LLC	(533,016)	(266,508)	(266,508)
Capital>Contributed>Martin Lane Mass, LLC	336,000	168,000	168,000
Capital>Distributed>Martin Lane Mass, LLC	(355,323)	(177,662)	(177,661)
Capital>Contributed>MA Prop 3 LLC	0	0	0
Capital>Distributed>MA Prop 3 LLC	0	0	0
Total Partners Equity	35,765	17,882	17,883
Retained Earnings			
Retained Earnings	561,928	280,964	280,964
Net Income	(1,642,443)	(821,221)	(821,222)
Total Retained Earnings	(1,080,515)	(540,257)	(540,258)
Total Partners Equity	(1,044,750)	(522,375)	(522,375)
Total Liabilities and Equity	24,643,409	12,321,705	12,321,704

MA Prop 3 LLC
Profit and Loss - Detail

As of Date:

Location:

CONSOLIDATED

12/31/2023

MA Prop 3 LLC

STAND ALONE ENTITIES

MA CHA Holdings LLC MA KIM Holdings LLC

50%

50%

Period Ending

12/31/2023

12/31/2023

12/31/2023

Revenue

Revenue	2,067,068	1,033,534	1,033,534
Total Revenue	<u>\$ 2,067,068</u>	<u>\$ 1,033,534</u>	<u>\$ 1,033,534</u>

Expenses

General and Administrative			
License Dues and Seminars	2,482	1,241	1,241
Professional Service	71,790	35,895	35,895
Admin Misc Expense	3,605	1,802	1,803
Total General and Administrative	<u>77,877</u>	<u>38,938</u>	<u>38,939</u>
Property			
Depreciation	537,500	268,750	268,750
Amortization	1,059,746	529,873	529,873
Interest Expense	2,034,388	1,017,194	1,017,194
Total Property	<u>3,631,634</u>	<u>1,815,817</u>	<u>1,815,817</u>
Total Expenses	<u>3,709,511</u>	<u>1,854,755</u>	<u>1,854,756</u>
Total Net Income	<u><u>\$ (1,642,443)</u></u>	<u><u>\$ (821,221)</u></u>	<u><u>\$ (821,222)</u></u>