

RENTAL PROPERTY VERIFICATION

Note: This verification is one of the documents that, when completed, is to be furnished to the Buyer or selling broker as provided for in the Rental Property Rider (Form 2096).

PROPERTY: 3320 Greenwood Ave, Saint Louis, MO 63143

1. Number of rental units: 12 Identify any vacant units: no vacant units, see page 2 for item 1 detail

Unit # _____ Rent \$ _____ per _____ Deposit \$ _____ Lease Expires (date) _____
 MTM Renewal

Articles provided for tenants use: _____

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 MTM Renewal

Articles provided for tenants use: _____

2. Annual Expenses - most recent calendar year (based upon actual operation):

Real Estate Taxes	\$	<u>9,909.00</u>	Year	<u>2018</u>
Hazard & Liability Insurance	\$	<u>2,174.00</u>	Company	_____
Sewer	\$	<u>2,084.00</u>	Utility	_____
Water	\$	_____	Utility	_____
Gas (if applicable)	\$	_____	Utility	_____
Electric (if applicable)	\$	<u>569.00</u>	Utility	_____
Maintenance and repairs	\$	<u>2,125.00</u>		
Service Contracts (trash, lawn, etc.).....	\$	<u>729.00</u>		
Management (see # 3 below).....	\$	_____		
Other:	\$	_____		
	\$	<u>1,309.00</u>		
Total	\$			<u>18,899.00</u>

3. Management Company
Name: owner managed Phone: n/a
Address: n/a Email: n/a
Contact Person: n/a

4. Any contracts for services in effect, explain: n/a

5. Do any agreements survive closing? Yes No (If "Yes", attach copies)

6. Seller has the following documents:
Schedule E (property specific) Occupancy permits
Audited financial statement Rent roll/actual rental payment history for each unit
Accountant-certified financial statement for the last 12 months
 All leases/rental agreements Other _____

Seller certifies the above information is true and correct:

Streamline Investments LLC - Randy Basler
01/07/2019

SELLER SIGNATURE DATE

SELLER SIGNATURE DATE

Streamline Investments LLC - Randy Basler
Seller Printed Name

Seller Printed Name

2018 rent roll - 3320 Greenwood Ave, 63143

unit	lease end date	lease rent amount
<i>1</i>	2019-04-30	\$ 550
<i>2</i>	2019-06-30	\$ 575
<i>3</i>	2019-10-30	\$ 600
<i>4</i>	month to month	\$ 550
<i>5</i>	month to month	\$ 550
<i>6</i>	2019-09-30	\$ 575
<i>7</i>	2019-06-30	\$ 575
<i>8</i>	2019-08-01	\$ 600
<i>9</i>	2019-05-31	\$ 575
<i>10</i>	2019-09-30	\$ 595
<i>11</i>	2019-06-30	\$ 585
<i>12</i>	2019-04-30	\$ 585
totals	n/a	\$ 6,915
annualized	n/a	\$ 82,980