

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
06/13/2022	88 Realty	Check	21770	Management Fees - Management Fees for 06/2022		124.00	1,506.00
07/01/2022	Emily Erickson	eCheck receipt	5FC6-2D50	Rent Income - July 2022	1,550.00		3,056.00
				Ending Cash Balance			3,056.00
Total					21,880.00	18,824.00	

Property Cash Summary

Required Reserves	0.00
Work Order Estimates	0.00

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
10/01/2021	Emily Erickson	eCheck receipt	BE10-E220	Rent Income - October 2021	1,350.00		1,350.00
10/13/2021	New World 2010 Property LLC	Check	20855	Owner Distribution - Owner payment for 10/2021		602.00	748.00
10/14/2021	88 Realty	Check	20883	Management Fees - Management Fees for 10/2021		108.00	640.00
11/01/2021	Emily Erickson	eCheck receipt	E95B-D6B0	Rent Income - November 2021	1,350.00		1,990.00
11/12/2021	New World 2010 Property LLC	Check	20968	Owner Distribution - Owner payment for 11/2021		1,242.00	748.00
11/30/2021	88 Realty	Check	21029	Management Fees - Management Fees for 11/2021		108.00	640.00
11/30/2021	88 Realty	Check	21030	Property Insurance - Acct #7135-4685887		640.00	0.00
12/01/2021	Emily Erickson	eCheck receipt	9920-AAF0	Rent Income - December 2021	1,350.00		1,350.00
12/13/2021	88 Realty	Check	21061	Management Fees - Management Fees for 12/2021		108.00	1,242.00
12/13/2021	New World 2010 Property LLC	Check	21091	Owner Distribution - Owner payment for 12/2021		1,242.00	0.00
01/01/2022	Emily Erickson	eCheck receipt	5795-C460	Rent Income - January 2022	1,350.00		1,350.00
01/11/2022	Laurel Canyon HOA	Check	21203	HOA Dues - 2022 HOA dues - January 2022		600.00	750.00
01/12/2022	New World 2010 Property LLC	Check	21239	Owner Distribution - Owner payment for 01/2022		642.00	108.00
01/21/2022	88 Realty	Check	21301	Management Fees - Management Fees for 01/2022		108.00	0.00
02/01/2022	Emily Erickson	eCheck receipt	CF90-A970	Rent Income - February 2022	1,350.00		1,350.00
02/10/2022	88 Realty	Check	21338	Management Fees - Management Fees for 02/2022		108.00	1,242.00
02/10/2022	New World 2010 Property LLC	Check	21366	Owner Distribution - Owner payment for 02/2022		1,242.00	0.00
03/01/2022	Emily Erickson	eCheck receipt	8A33-7B50	Rent Income - March 2022	1,350.00		1,350.00
03/11/2022	88 Realty	Check	21458	Management Fees - Management Fees for 03/2022		108.00	1,242.00
03/11/2022	New World 2010 Property LLC	Check	21483	Owner Distribution - Owner payment for 03/2022		1,242.00	0.00
04/01/2022	Emily Erickson	eCheck receipt	B5FF-5900	Rent Income - April 2022	1,350.00		1,350.00
04/08/2022	New World 2010 Property LLC	Check	21580	Owner Distribution - Owner payment for 04/2022		1,242.00	108.00
04/16/2022	88 Realty	Check	21633	Management Fees - Management Fees for 04/2022		108.00	0.00
05/02/2022	Emily Erickson	eCheck receipt	4CBE-6320	Rent Income - May 2022	1,350.00		1,350.00
05/12/2022	Priority Appliances	Check	21672	Repairs - Other - dryer repair		191.27	1,158.73
05/12/2022	New World 2010 Property LLC	Check	21685	Owner Distribution - Owner payment for 05/2022		1,050.73	108.00
05/31/2022	88 Realty	Check	21757	Management Fees - Management Fees for 05/2022		108.00	0.00
06/01/2022	Emily Erickson	eCheck receipt	9E34-27B0	Appliances Repair - dryer repair-maintenance fee	80.00		80.00
06/01/2022	Emily Erickson	eCheck receipt	9E34-27B0	Rent Income - June 2022	1,550.00		1,630.00

5580 W. Flamingo Rd
#108
Las Vegas, NV 89103

Owner Statement



New World 2010 Property LLC

P O Box 652
Broadway, 2007



Properties

Yellow Mandarin 3933 -
3933 Yellow Mandarin Ave
N. Las Vegas, NV 89081

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 04/01/2021			0.00
04/02/2021	Emily Erickson	Receipt		Rent Income - April 2021	1,250.00		1,250.00
04/14/2021	88 Realty	Check	20032	Management Fees - Management Fees for 04/2021		100.00	1,150.00
04/14/2021	New World 2010 Property LLC	Check	20041	Owner Distribution - Owner payment for 04/2021		1,150.00	0.00
05/01/2021	Emily Erickson	Receipt	Buildium	Rent Income - May 2021	1,250.00		1,250.00
05/14/2021	New World 2010 Property LLC	Check	20171	Owner Distribution - Owner payment for 05/2021		1,150.00	100.00
05/18/2021	88 Realty	Check	20222	Management Fees - Management Fees for 05/2021		100.00	0.00
06/01/2021	Emily Erickson	eCheck receipt	0E9B-4A40	Rent Income - June 2021	1,350.00		1,350.00
06/09/2021	88 Realty	Check	20314	Management Fees - Management Fees for 06/2021		108.00	1,242.00
06/11/2021	New World 2010 Property LLC	Check	20348	Owner Distribution - Owner payment for 06/2021		1,242.00	0.00
07/01/2021	Emily Erickson	eCheck receipt	19AE-CAA0	Rent Income - July 2021	1,350.00		1,350.00
07/13/2021	New World 2010 Property LLC	Check	20467	Owner Distribution - Owner payment for 07/2021		1,242.00	108.00
07/22/2021	88 Realty	Check	20542	Management Fees - Management Fees for 07/2021		108.00	0.00
08/01/2021	Emily Erickson	eCheck receipt	BE4A-D040	Rent Income - August 2021	1,350.00		1,350.00
08/10/2021	88 Realty	Check	20587	Management Fees - Management Fees for 08/2021		108.00	1,242.00
08/27/2021	88 Realty	Check	20701	Property Tax - property taxes 2021		1,564.69	-322.69
09/01/2021	Emily Erickson	eCheck receipt	7D2A-2E10	Rent Income - September 2021	1,350.00		1,027.31
09/13/2021	88 Realty	Check	20704	Management Fees - Management Fees for 09/2021		108.00	919.31
09/13/2021	New World 2010 Property LLC	Check	20726	Owner Distribution - Owner payment for 09/2021		919.31	0.00

Cash Flow - 12 Month

88 Realty

Properties: Yellow Mandarin 3933 - 3933 Yellow Mandarin Ave N. Las Vegas, NV 89081

Owned By: New World 2010 Property LLC

Period Range: Jan 2022 to Jul 2022

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Total
Operating Income & Expense								
Income								
RENTS								
Rent Income	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,550.00	1,550.00	9,850.00
Total RENTS	<u>1,350.00</u>	<u>1,350.00</u>	<u>1,350.00</u>	<u>1,350.00</u>	<u>1,350.00</u>	<u>1,550.00</u>	<u>1,550.00</u>	<u>9,850.00</u>
Total Operating Income	<u>1,350.00</u>	<u>1,350.00</u>	<u>1,350.00</u>	<u>1,350.00</u>	<u>1,350.00</u>	<u>1,550.00</u>	<u>1,550.00</u>	<u>9,850.00</u>
Expense								
CLEANING AND MAINTENANCE								
HOA Dues	600.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
Total CLEANING AND MAINTENANCE	<u>600.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>600.00</u>
MANAGEMENT FEES								
Management Fees	108.00	108.00	108.00	108.00	108.00	124.00	0.00	664.00
Total MANAGEMENT FEES	<u>108.00</u>	<u>108.00</u>	<u>108.00</u>	<u>108.00</u>	<u>108.00</u>	<u>124.00</u>	<u>0.00</u>	<u>664.00</u>
REPAIRS								
Repairs - Other	0.00	0.00	0.00	0.00	191.27	0.00	0.00	191.27
Appliances Repair	0.00	0.00	0.00	0.00	0.00	-80.00	0.00	-80.00
Total REPAIRS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>191.27</u>	<u>-80.00</u>	<u>0.00</u>	<u>111.27</u>
Total Operating Expense	<u>708.00</u>	<u>108.00</u>	<u>108.00</u>	<u>108.00</u>	<u>299.27</u>	<u>44.00</u>	<u>0.00</u>	<u>1,375.27</u>
NOI - Net	642.00	1,242.00	1,242.00	1,242.00	1,050.73	1,506.00	1,550.00	8,474.73

Cash Flow - 12 Month

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Total
Operating Income								
Total Income	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,550.00	1,550.00	9,850.00
Total Expense	708.00	108.00	108.00	108.00	299.27	44.00	0.00	1,375.27
Net Income	<u>642.00</u>	<u>1,242.00</u>	<u>1,242.00</u>	<u>1,242.00</u>	<u>1,050.73</u>	<u>1,506.00</u>	<u>1,550.00</u>	<u>8,474.73</u>
Other Items								
Owner Distribution	-642.00	-1,242.00	-1,242.00	-1,242.00	-1,050.73	0.00	0.00	-5,418.73
Net Other Items	<u>-642.00</u>	<u>-1,242.00</u>	<u>-1,242.00</u>	<u>-1,242.00</u>	<u>-1,050.73</u>	<u>0.00</u>	<u>0.00</u>	<u>-5,418.73</u>
Cash Flow	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,506.00</u>	<u>1,550.00</u>	<u>3,056.00</u>
Beginning Cash	0.00	0.00	0.00	0.00	0.00	0.00	1,506.00	0.00
Beginning Cash + Cash Flow	0.00	0.00	0.00	0.00	0.00	1,506.00	3,056.00	3,056.00
Actual Ending Cash	0.00	0.00	0.00	0.00	0.00	1,506.00	3,056.00	3,056.00

Property Account Inquiry - Summary Screen

New Search

Parcel ID	123-31-511-071	Tax Year	2022	District	254	Rate	3.3544
Situs Address:	3933 YELLOW MANDARIN AVE NORTH LAS VEGAS						
Legal Description:	ASSESSOR DESCRIPTION: LAUREL CANYON UNIT 3A PLAT BOOK 123 PAGE 53 LOT 367 BLOCK 13 GEOID: PT N2 NE4 SEC 31 19 62						

Status:	Property Characteristics	Property Values	Property Documents
Active	Tax Cap Increase Pct. 7.7	Land 23100	2011090203505 9/2/2011
Taxable	Tax Cap Limit Amount 1561.63	Improvements 61903	2006012404509 1/24/2006
	Tax Cap Reduction 1289.71	Total Assessed Value 85003	2004043005026 4/30/2004
	Land Use 1-10 Single Family Residential	Net Assessed Value 85003	
	Cap Type OTHER	Exemption Value New Construction 0	
	Acreage 0.1100	New Construction - Supp Value 0	
	Exemption Amount 0.00		

Role	Name	Address	Since	To
Owner	NEW WORLD 2010 PROPERTY L L C	C/O 88 REALTY 5580 W FLAMINGO #108 , LAS VEGAS, NV 89103-0165 UNITED STATES	6/14/2019	Current

Summary

Item	Amount
Taxes as Assessed	\$2,851.34
Less Cap Reduction	\$1,289.71
Net Taxes	\$1,561.63

PAST AND CURRENT CHARGES DUE TODAY

Tax Year	Charge Category	Amount Due Today
2022	Property Tax Principal	\$390.40
2022	Las Vegas Artesian Basin	\$3.06
CURRENT AMOUNTS DUE as of 8/25/2021		\$393.46

NEXT INSTALLMENT AMOUNTS

Tax Year	Charge Category	Installment Amount Due
2022	Property Tax Principal	\$390.41
NEXT INSTALLMENT DUE AMOUNT due on 10/4/2021		\$390.41

TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR

Tax Year	Charge Category	Remaining Balance Due
2022	Property Tax Principal	\$1,561.63
2022	Las Vegas Artesian Basin	\$3.06
TAX YEAR TOTAL AMOUNTS DUE as of 8/25/2021		\$1,564.69

PAYMENT HISTORY

Last Payment Amount	\$725.00
Last Payment Date	10/15/2020
Fiscal Tax Year Payments	\$0.00
Prior Calendar Year Payments	\$1,452.40
Current Calendar Year Payments	\$0.00



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Billing Statement

Safeco Insurance™

A Liberty Mutual Company

JOHN KELLY



Contact us

D.M. SULLIVAN INSURANCE AGENCY

Log in or register at www.safeco.com to complete a payment, review your bill or change your payment preferences.

Questions regarding your policy or bill? (702) 362-2010

Due Date	10/21/21
Amount Due	\$640.00

Account Number 7135-4685887
Statement Date 9/26/21

Billing details

Policy	Description	Bill Plan	Balance	Amount Due
Fire - OA4685887 effective 10/21/21 - 10/21/22	3933 YELLOW MANDARIN AVE	Full Pay	\$640.00	\$640.00
TOTAL			\$640.00	\$640.00

All billing details and account activity can be viewed online.

If you want to change your billing plan please call 1-702-362-2010 or visit www.safeco.com. For billing and payment options see the back of this notice.

Please fold, detach at perforation and return bottom portion with your payment in the enclosed envelope.

299

SAFECO INSURANCE
D.M. SULLIVAN INSURANCE AGENCY
6149 S RAINBOW BLVD
LAS VEGAS, NV 89118-3250

Account Number	Balance	Due Date	Amount Due
7135-4685887	\$640.00	10/21/21	\$640.00

Payment must be postmarked by due date listed above.
Checks must be payable to: Safeco Insurance.

Amount Paid \$



JOHN KELLY
5580 W FLAMINGO RD STE 108
LAS VEGAS NV 89103-0165



010754

SAFECO INSURANCE
PO BOX 91014
CHICAGO, IL 60680-1172

91014 090 0000713546858877 000140609 000000299 0000064000 0000064000 8

400200010001010754010754754

Priority Appliances Online.Com LLC
4310 Losee Rd Ste. 4
North Las Vegas, NV 89030 US
+1 7027999394
accounting@priorityappliancesonline.com
www.priorityappliances.com



INVOICE

BILL TO

Silvia Kapushy
88 Realty
5580 W. Flamingo Rd. Suite
108
Las Vegas, NV 89103

SHIP TO

Emily
702-826-9230
3933 Yellow Mandarin Ave
North Las Vegas, NV, 89081

INVOICE # 48942**DATE** 04/21/2022**DUE DATE** 05/21/2022**TERMS** Net 30**TRACKING NO.**

49175377

ADDRESS

3933 Yellow Mandarin Ave

SALESPERSON

Rodrigo

DESCRIPTION**AMOUNT**

Dryer Diagnosis: Per my technician, the unit was inspected and found to have worn out slides and pads, as well as a worn out top bearing. These parts were replaced via a dryer repair kit, and the unit tested OK.

184.99

04/19/22 - Job completed. Unit tested OK.

Dryer Age: 02/2011

Dryer Condition: Fair

Refund/Cancellation Policy: Should you choose to return a product for reasons other than Product or Material Defect a 10% percent restocking fee will be incurred. If the box has been opened a 25% restocking fee will be incurred. NOTE: Items that are 60 days past the date of invoice are NOT eligible for return.

SUBTOTAL

184.99

TAX (8.375%)

6.28

TOTAL

191.27

BALANCE DUE

\$191.27*****SPEED QUEEN PRODUCTS*****

Please note all Speed Queen product sales are final and may not be returned for any reason.

Property Account Inquiry - Summary Screen

New Search

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	Cap Type OTHER	Exemption Value New Construction 0	
	Acreage 0.1100	New Construction - Supp Value 0	
	Exemption Amount 0.00		

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2022	Las Vegas Artesian Basin	\$3.06
		<u>\$393.46</u>

NEXT INSTALLMENT AMOUNTS

Tax Year	Charge Category	Installment Amount Due
2022	Property Tax Principal	\$390.41
		<u>\$390.41</u>

NEXT INSTALLMENT DUE AMOUNT due on 10/4/2021

TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR

Tax Year	Charge Category	Remaining Balance Due
2022	Property Tax Principal	\$1,561.63
2022	Las Vegas Artesian Basin	\$3.06
		<u>\$1,564.69</u>

TAX YEAR TOTAL AMOUNTS DUE as of 8/25/2021

PAYMENT HISTORY

Last Payment Amount	\$725.00
Last Payment Date	10/15/2020
Fiscal Tax Year Payments	\$0.00
Prior Calendar Year Payments	\$1,452.40
Current Calendar Year Payments	\$0.00