

Guardian Prop 3, LLC

Balance Sheet

As of Date:

12/31/2022

Location Group:

Guardian Consolidated

All Locations
Quarter Ending
12/31/2022

Assets

Current Assets

Cash and Cash Equivalent	57,460.74
Due To/(From)>MA SB - Guardian	208,834.56
Due To/(From)>Guardian-TN	(4,500.00)
Rent Receivable	85,709.76
Total Current Assets	347,505.06

Fixed Assets

Fixed Asset	
Land	1,000,000.00
Building	9,000,000.00
Building Closing Costs	44,825.00
Total Fixed Asset	10,044,825.00
Accumulated Depreciation	(358,695.46)
Total Fixed Assets	9,686,129.54

Other Assets

Escrows	
Cash>SF	131,345.92
Total Escrows	131,345.92
Other Assets	
Organizational Costs	97,085.36
Interest Rate Cap	16,504.85
Total Other Assets	113,590.21
Accumulated Amortization	(30,801.33)
Total Other Asset	214,134.80

Intangible Assets

Goodwill	
Goodwill	158,089.64
Accumulated Amortization>Goodwill	(25,077.78)
Total Goodwill	133,011.86
Total Intangible Assets	133,011.86

Total Assets	\$ 10,380,781.26
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Liabilities and Equity

Liabilities

Current Liabilities

Accounts Payable	1,575.00
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Accrued Liabilities

Accrued Expenses>Interest	54,216.52
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Total Accrued Liabilities	54,216.52
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Total Current Liabilities	55,791.52
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Long Term Liabilities

Mortgage Payable	8,000,000.00
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Total Long Term Liabilities	8,000,000.00
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Total Liabilities	\$ 8,055,791.52
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Partners Equity

Partner Equity

Capital>Distributed>Alan Schwartz	(380,040.88)
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Capital>Distributed>JLS Equities LLC	(380,040.88)
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Capital>Distributed>ZMB Holdings LLC	(3,819.50)
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Capital>Contributed>G3 Holdings LLC	2,255,610.73
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Capital>Distributed>G3 Holdings LLC	0.00
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Total Partners Equity	1,491,709.47
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Retained Earnings

Retained Earnings	95,135.27
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Net Income	738,145.00
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Total Retained Earnings	833,280.27
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Total Partners Equity	\$ 2,324,989.74
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Total Liabilities and Equity	\$ 10,380,781.26
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Milrose Capital

Profit and Loss - Detail

As of Date:

Location Group:

2022

Revenue

Revenue

Rental Income

Rental Income	885,145
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Other

Interest Income	413
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Other Rev>Lease Termination Fees	517,000
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Other Revenue>Interest Rate Cap	67,563
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Total Other	584,976
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Total Revenue	1,470,121
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Total Revenue	1,470,121
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Operating Expenses

Operating General and Admin

License Dues and Seminars

Admin Expense>Licenses	937
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Total License Dues and Seminars	937
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Professional Service

Admin Expense>Professional Fees	26,654
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Total Professional Service	26,654
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Admin Misc Expense

Admin Expense>Bank Fees	5
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Total Admin Misc Expense	5
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Total Operating General and Admin	27,596
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Total Operating Expenses	27,596
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EBITDARM	<u>1,442,525</u>
EBITDAR	<u>1,442,525</u>
EBITDA	<u>1,442,525</u>
Depreciation	
Depreciation Expense	<u>226,121</u>
Total Depreciation	<u>226,121</u>
Amortization	
Amortization Expense	19,417
Amortization Expense>Goodwill	<u>15,809</u>
Total Amortization	<u>35,226</u>
Interest Expense	
Interest Expense>Mortgage	<u>443,033</u>
Total Interest Expense	<u>443,033</u>
Net Income	<u><u>738,145</u></u>