

MA Prop 3 LLC**Balance Sheet**

As of Date:

Location:

CONSOLIDATED

12/31/2022

MA Prop 3 LLC

MA Prop 3 LLC (All)

Quarter Ending

12/31/2022

STAND ALONE ENTITIESMA CHA Holdings
124 Beds

50%

12/31/2022

MA KIM Holdings
124 Beds

50%

12/31/2022

Assets

Current Assets

Cash and Cash Equivalent

16,182

8,091

8,091

Accounts Receivable

-

-

-

Due To/(From)>MA SB - MA CHA

858,029

429,015

429,015

Total Current Assets

874,211

437,106

437,106

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

(1,702,083)

(851,042)

(851,042)

Total Fixed Assets

21,397,917

10,698,958

10,698,958

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

(1,205,863)

(602,932)

(602,932)

Total Other Asset

(61,625)

(30,813)

(30,813)

Intangible Assets

Goodwill

Goodwill

6,900,000

3,450,000

3,450,000

Accumulated Amortization>Goodwill

(2,185,000)

(1,092,500)

(1,092,500)

Total Goodwill

4,715,000

2,357,500

2,357,500

Total Intangible Assets

4,715,000

2,357,500

2,357,500

Total Assets**26,925,503****13,462,751****13,462,751****Liabilities and Equity**

Liabilities

Current Liabilities

Accounts Payable

9,740

4,871

4,871

Accrued Liabilities			
Accrued Expenses>Interest	155,466	77,733	77,733
Total Accrued Liabilities	155,466	77,733	77,733
Total Current Liabilities	165,206	82,604	82,604
Long Term Liabilities			
Mortgage Payable	25,332,592	12,666,296	12,666,296
Other Liabilities	950,980	475,490	475,490
Total Long Term Liabilities	26,283,572	13,141,786	13,141,786
Total Liabilities	26,448,778	13,224,390	13,224,390
Partners Equity			
Partner Equity			
Capital>Contributed>Subordinate CA 33 Capital LLC	2,310,000	1,155,000	1,155,000
Capital>Distributed>Subordinate CA 33 Capital LLC	(1,928,343)	(964,172)	(964,172)
Capital>Contributed>MABVProp LLC	1,050,000	525,000	525,000
Capital>Distributed>MABVProp LLC	(1,499,822)	(749,911)	(749,911)
Capital>Contributed>Mass ML, LLC	504,000	252,000	252,000
Capital>Distributed>Mass ML, LLC	(514,233)	(257,117)	(257,117)
Capital>Contributed>Martin Lane Mass, LLC	336,000	168,000	168,000
Capital>Distributed>Martin Lane Mass, LLC	(342,808)	(171,404)	(171,404)
Capital>Contributed>MA Prop 3 LLC	-	-	-
Capital>Distributed>MA Prop 3 LLC	-	-	-
Total Partners Equity	(85,206)	(42,604)	(42,604)
Retained Earnings			
Retained Earnings	1,067,190	533,595	533,595
Net Income	(505,259)	(252,630)	(252,630)
Total Retained Earnings	561,931	280,965	280,965
Total Partners Equity	476,725	238,361	238,361
Total Liabilities and Equity	26,925,503	13,462,751	13,462,751

MA Prop 3 LLC
Profit and Loss - Detail

As of Date:

Location:

CONSOLIDATED

12/31/2022

MA Prop 3 LLC

STAND ALONE ENTITIES

MA CHA Holdings
124 Beds

MA KIM Holdings
124 Beds

50%

50%

2022

Revenue

Revenue

Rental Income

Rental Income

Rental Income

Total Revenue

Total Revenue

2,478,347

2,478,347

2,478,347

2,478,347

1,239,174

1,239,174

1,239,174

1,239,174

1,239,174

1,239,174

1,239,174

1,239,174

Operating Expenses

Operating General and Admin

License Dues and Seminars

Admin Expense>Seminars

Admin Expense>Licenses

Total License Dues and Seminars

Professional Service

Admin Expense>Professional Fees

Total Professional Service

Admin Misc Expense

Admin Expense>Bank Fees

Admin Expense>Corporate Tax

Total Admin Misc Expense

Total Operating General and Admin

Total Operating Expenses

EBITDARM

EBITDAR

4,645

311

4,956

90,941

90,941

5,460

52,869

58,329

154,226

154,226

2,324,121

2,324,121

2,323

156

2,479

45,471

45,471

2,730

26,435

29,165

77,115

77,115

1,162,059

1,162,059

2,323

156

2,479

45,471

45,471

2,730

26,435

29,165

77,115

77,115

1,162,059

1,162,059

EBITDA	2,324,121	1,162,059	1,162,059
Depreciation			
Depreciation Expense	20,000	10,000	10,000
Depreciation Expense>Building	517,500	258,750	258,750
Total Depreciation	537,500	268,750	268,750
Amortization			
Amortization Expense	380,152	190,076	190,076
Amortization Expense>Goodwill	690,000	345,000	345,000
Total Amortization	1,070,152	535,076	535,076
Interest Expense			
Interest Expense>Mortgage	1,221,728	610,864	610,864
Total Interest Expense	1,221,728	610,864	610,864
Net Income	(505,259)	(252,631)	(252,631)