

SBSM 3 Holdings LLC

Balance Sheet

As of Date:

Location:

CONSOLIDATED

12/31/2022

SBSM 3 Holdings LLC

SBSM 3 Holdings LLC (All)
Quarter Ending
12/31/2022

STAND ALONE ENTITIES

MA SB Prop Holdings, LLC
183 Beds

MA Somerset Prop Holdings LLC
135 Beds

57.55%

42.45%

12/31/2022

12/31/2022

Assets

Current Assets

| | | | |
|--------------------------|--------------|--------------|------------|
| Cash and Cash Equivalent | 878,958.46 | 505,816.00 | 373,143.00 |
| Accounts Receivable | 931,325.80 | 535,952.00 | 395,374.00 |
| Total Current Assets | 1,810,284.26 | 1,041,768.00 | 768,517.00 |

Fixed Assets

| | | | |
|--------------------------|----------------|---------------|---------------|
| Fixed Asset | | | |
| Land | 3,000,000.00 | 1,726,415.00 | 1,273,585.00 |
| Building | 27,000,000.00 | 15,537,736.00 | 11,462,264.00 |
| Building Closing Costs | 106,855.00 | 61,492.00 | 45,363.00 |
| Total Fixed Asset | 30,106,855.00 | 17,325,643.00 | 12,781,212.00 |
| Accumulated Depreciation | (1,072,979.67) | (617,469.00) | (455,510.00) |
| Total Fixed Assets | 29,033,875.33 | 16,708,174.00 | 12,325,702.00 |

Other Assets

| | | | |
|--------------------------|--------------|--------------|--------------|
| Escrows | | | |
| Cash>SF | 408,526.20 | 235,095.00 | 173,431.00 |
| Total Escrows | 408,526.20 | 235,095.00 | 173,431.00 |
| Other Assets | | | |
| Organizational Costs | 851,671.52 | 490,113.00 | 361,559.00 |
| Interest Rate Cap | 51,495.15 | 29,634.00 | 21,861.00 |
| Total Other Assets | 903,166.67 | 519,747.00 | 383,420.00 |
| Accumulated Amortization | (449,493.00) | (258,671.00) | (190,823.00) |
| Total Other Asset | 862,199.87 | 496,171.00 | 366,028.00 |

Intangible Assets

| | | | |
|-----------------------------------|-------------|-------------|-------------|
| Goodwill | | | |
| Goodwill | 25,008.48 | 14,392.00 | 10,617.00 |
| Accumulated Amortization>Goodwill | (25,008.48) | (14,392.00) | (10,617.00) |
| Total Goodwill | 0.00 | 0.00 | 0.00 |
| Total Intangible Assets | 0.00 | 0.00 | 0.00 |

Total Assets

\$ 31,706,359.46

\$ 18,246,113.00

\$ 13,460,247.00

Liabilities and Equity

Liabilities

Current Liabilities

| | | | |
|---------------------------------|--------------|-------------|-------------|
| Accounts Payable | (8,675.60) | (4,993.00) | (3,683.00) |
| Accrued Liabilities | | | |
| Accrued Expenses>Interest | 169,155.54 | 97,344.00 | 71,811.00 |
| Total Accrued Liabilities | 169,155.54 | 97,344.00 | 71,811.00 |
| Other Current Liabilities | | | |
| Due To/(From)>MA SB - Guardian | 208,834.56 | 120,178.00 | 88,656.00 |
| Due To/(From)>MA SB - MA CHA | 858,028.51 | 493,771.00 | 364,257.00 |
| Due To/(From)>MA SB - PresWest | (25,000.00) | (14,387.00) | (10,613.00) |
| Due To/(From)>MA SB - Somerset | 0.00 | 0.00 | 0.00 |
| Total Other Current Liabilities | 1,041,863.07 | 599,562.00 | 442,300.00 |
| Total Current Liabilities | 1,202,343.01 | 691,913.00 | 510,428.00 |

| | | | |
|---|--------------------------------|--------------------------------|--------------------------------|
| Long Term Liabilities | | | |
| Mortgage Payable | 24,960,000.00 | 14,363,774.00 | 10,596,226.00 |
| Other Liabilities | <u>873,529.36</u> | <u>502,691.00</u> | <u>370,838.00</u> |
| Total Long Term Liabilities | <u>25,833,529.36</u> | <u>14,866,465.00</u> | <u>10,967,064.00</u> |
| Total Liabilities | <u>\$ 27,035,872.37</u> | <u>\$ 15,558,378.00</u> | <u>\$ 11,477,492.00</u> |
| Partners Equity | | | |
| Partner Equity | | | |
| Capital>Contributed>3 SIX Holdings LLC | 4,805,001.70 | 2,765,142.00 | 2,039,859.00 |
| Capital>Distributed>3 SIX Holdings LLC | (1,749,176.54) | (1,006,602.00) | (742,575.00) |
| Capital>Contributed>MA HLG 2 LLC | 477,999.32 | 275,075.00 | 202,924.00 |
| Capital>Distributed>MA HLG 2 LLC | (174,909.74) | (100,656.00) | (74,254.00) |
| Capital>Contributed>MA HLG 3 LLC | 716,998.98 | 412,613.00 | 304,386.00 |
| Capital>Distributed>MA HLG 3 LLC | (262,364.56) | (150,983.00) | (111,381.00) |
| Capital>Contributed>SBSM 3 Holdings LLC | 0.00 | 0.00 | 0.00 |
| Capital>Distributed>SBSM 3 Holdings LLC | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| Total Partners Equity | <u>3,813,549.16</u> | <u>2,194,589.00</u> | <u>1,618,959.00</u> |
| Retained Earnings | | | |
| Retained Earnings | 267,941.93 | 154,193.00 | 113,749.00 |
| Net Income | <u>588,996.00</u> | <u>338,951.00</u> | <u>250,045.00</u> |
| Total Retained Earnings | <u>856,937.93</u> | <u>493,144.00</u> | <u>363,794.00</u> |
| Total Partners Equity | <u>\$ 4,670,487.09</u> | <u>\$ 2,687,733.00</u> | <u>\$ 1,982,753.00</u> |
| Total Liabilities and Equity | <u>\$ 31,706,359.46</u> | <u>\$ 18,246,111.00</u> | <u>\$ 13,460,245.00</u> |

SBSM 3 Holdings LLC

Profit and Loss - Detail

As of Date:

Location:

CONSOLIDATED

12/31/2022

SBSM 3 Holdings LLC

STAND ALONE ENTITIES

MA SB Prop Holdings, LLC

183 Beds

MA Somerset Prop Holdings LLC

135 Beds

57.55%

42.45%

2022

2022

2022

Revenue

Revenue

Rental Income

Rental Income 2,672,983

Rental Income 2,672,983

Other

Other Revenue>Interest Rate Cap 210,798

Total Other 210,798

Total Revenue

2,883,781

1,659,534

1,224,247

Total Revenue

2,883,781

1,659,534

1,224,247

Operating Expenses

Operating General and Admin

License Dues and Seminars

Admin Expense>Licenses 6,734

Total License Dues and Seminars 6,734

Professional Service

Admin Expense>Legal Fees 1,606

Admin Expense>Professional Fees 69,433

Total Professional Service 71,039

Admin Misc Expense

Admin Expense>Donations/Charity 10,000

Admin Expense>Corporate Tax (20)

Total Admin Misc Expense 9,980

Advertising

Admin Expense>Marketing & Advertising 69,305

Total Advertising 69,305

Total Operating General and Admin

157,058

90,382

66,676

Total Operating Expenses

157,058

90,382

66,676

EBITDARM

2,726,723

1,569,152

1,157,571

EBITDAR

2,726,723

1,569,152

1,157,571

EBITDA

2,726,723

1,569,152

1,157,571

Depreciation

Depreciation Expense

541,162

311,423

229,739

Total Depreciation

541,162

311,423

229,739

Amortization

Amortization Expense

282,557

162,604

119,953

| | | | |
|-------------------------------|------------------|----------------|----------------|
| Amortization Expense>Goodwill | 13,338 | 7,676 | 5,662 |
| Total Amortization | 295,895 | 170,280 | 125,615 |
| Interest Expense | | | |
| Interest Expense | (81,592) | (46,954) | (34,638) |
| Interest Expense>Mortgage | 1,382,262 | 795,453 | 586,809 |
| Total Interest Expense | 1,300,670 | 748,499 | 552,171 |
| Net Income | 588,996 | 338,950 | 250,046 |