

**Timlin-Chen Portfolio as of November 10, 2024:**

<b><u>Assets:</u></b>	<b><u>Amount</u></b>
1288 Howard Street, San Francisco (personal residence)	\$950,000
70 Blaven Drive, Henderson, Nevada (rental)	\$570,000
3417 Thom Blvd, Las Vegas (rental)	\$540,000
5229 Tamanar Drive, Las Vegas (rental)	\$420,000
3020 Anchorchain Drive, Las Vegas (rental)	\$440,000
3016 Anchorchain Drive, Las Vegas (rental)	\$420,000
<b>Total Real Estate owned:</b>	<b>\$3,340,000</b>
 Pension funds (cash value): CPMC, JC-City-SF	 \$368,276
 Fidelity Traditional IRA (Bob)	 \$1,389,614
Alight Sutter Pension (cash balance, no w/d penalty after age 55)	\$545,435
Fidelity Roth IRA (Bob)	\$16,460
Voya Financial 457B (Jeff)	\$96,283
Fidelity Traditional IRA (Jeff)	\$12,269
<b>Total Retirement Assets:</b>	<b>\$2,060,061</b>
 Chase (Checking, Savings, Business)	 \$22,049
SF Fire Credit Union (Checking & Savings)	\$2,360
Bank of America Checking (Personal & Busisness).	\$10,159
WFB Checking.	\$539
Euros (€1,005 posted in U\$D)	\$1,100
PayPal, Venmo, CashApp, Apple Pay, Cash	\$925
Jeff Bank Accounts (estimate)	\$35,000
<b>Total Cash on hand.</b>	<b>\$72,133</b>
 Fidelity Individual account	 \$1,058
Accounts Receivable:	\$2,853
<b>Total Liquid Investments (stocks and bonds):</b>	<b>\$3,911</b>
<b>Total Liquid Assets (Cash &amp; Investments):</b>	<b>\$76,043</b>
 2023 Tesla Model Y	 \$40,000
Domains: greathandyman.com, timslist.com, others	\$5,000
Other, electronics, computers, furniture, etc.	\$12,000
<b>Total Assets:</b>	<b>\$5,901,381</b>
 <b><u>Liabilities:</u></b>	
Chase Home Mortgage: 1288 Howard St (30 years adjustable @ 7.49%)	\$311,815
Quicken Mortgage: 3020 Anchorchain (15 years fixed @ 2.75%)	\$154,018
Timlin Realty Credit Cards & Other debt.	\$3,673
Roxboro Solutions Credit Cards & other debt.	\$780
Personal Credit Cards & other debt.	\$1,365
<b>Total Liabilities:</b>	<b>\$471,651</b>
 <b>Net Worth:</b>	 <b>\$5,429,729</b>
 <b>Cash Reserve (80% of Retirement Assets + Liquid Assets):</b>	 <b>\$1,724,092</b>