				THE	PALMS @ MORADA	DST					
					Financial Report						
		For the period Janua			anuary 6, 2019, 2018 through	March 18.	2019				
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DST Fir	nancial Re	eport						Operations I	Highlights		
Rental Income		Current		YTD		Mortgage	Information	ì			
						Current F	Principal Bala	ance		\$ 3	34,000,000
Base Rent	\$	166,061	\$	485,615		Annual II	nterest Rate				4.71%
Annual Rent		81,375		244,125		Maturity	Date				7/1/28
Percentage Rent		609		2,025							
Total Rental Income	\$	248,045	\$	731,765		Reserve E	Balances				
						Tax Escr	ow			\$	69,430
Expenses						Insuranc	e Escrow			\$	27,141
Interest Expense	\$	(137,898)	\$	(400,350)		Replacer	ment Reserv	e Escrow		\$	124,283
Real Estate Taxes		(7,321)		(21,962)		Total Lend	der Reserve	s		\$	220,853
Insurance		(7,419)		(23,509)							
Lender Reserves		(3,883)		(11,649)		DST Rese	rves				
Signatory Trustee Fee		(9,540)		(28,145)		Trust Re				\$	53,586
Independent Trustee Fe	e					Total DST	Reserves			\$	53,586
Total Expenses	\$	(166,061)	\$	(485,615)							
						Total Res	erves			\$	274,439
Net Income before Depr/Amort*	\$	81,984	\$	246,150							
							D-4-				00.550/
						Occupano	ey Kate			+	92.55%
* Depreciation must be calculated a										+	
the nature of initial investments th										+	
utilized IRC Section 1031 to defer										+	
Please consult your tax advisor for	r an estima	ate of this am	ount.							-	
Property Financial Highlights							Cash Distribution Summary				
oporty i ii							<u> </u>				
		Current		YTD							
Rental Income:		Gurront		110		1. Cumula	ative Cash D	istributions		\$	801,295
Rental Income	\$	335,036	\$	1,001,628		55				+	
Other Rental Income		40,885	Ť	121,339		2. Cumula	ative Annuali	zed Cash Distribu	tions as		
Total Rental Income	\$	375,921	\$	1,122,967			original inve				5.39%
		-,-	Ė	, ,			<u> </u>				
Operating Costs:						3. Pre-Tax	Cumulative	Annualized Cash	Distributions		
Administrative	\$	8,893	\$	28,576		as a %	of original in	vestment**			9.79%
Payroll		36,832		106,861							

\$ 81,984 5,29%					
5 200					
5 20%					
5 200					
3.23/					
9.62%					
** Pre-Tax Returns calculated using the highest Federal Marginal					
tax rate of 37% plus an 8% allowance for state and local tax					
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