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Form # 2096a 07/25

RENTAL PROPERTY VERIFICATION

Note: This verification is one of the documents that, when completed, is to be furnished to the Buyer or Buyer's broker as provided for in form #2096 Rental Property Rider.

PROPERTY: 3017 Keokuk Street, St. Louis, MO 63118

1. Number of rental units: 2 Identify any vacant units: 1

Unit #1F Rent \$ per Deposit \$ Lease Expires (date) MTM Renewal

Articles provided for tenants use:

Unit #2F Rent \$1,500.00 per month Deposit \$ 1,500.00 Lease Expires (date) 05/31/2026 MTM Renewal

Articles provided for tenants use:

Unit # Rent \$ per Deposit \$ Lease Expires (date) MTM Renewal

Articles provided for tenants use:

Unit # Rent \$ per Deposit \$ Lease Expires (date) MTM Renewal

Articles provided for tenants use:

2. Annual Expenses-most recent calendar year (based upon actual operation):

Table with 3 columns: Expense Category, Amount, and Company/Utility. Includes Real Estate Taxes, Hazard & Liability Insurance, Sewer, Water, Gas, Electric, Maintenance, Service Contracts, Management, Other, and Total.

3. Management Company

Name: Ascend Real Estate Advisors Phone: 314-594-4024 Address: 220 W. Argonne Ave Suite 300-J Kirkwood, MO 63122 Contact Person: Damian Nelson Email: propmgmt@realeascend.com

4. Any contracts for services in effect, explain:

5. Do any agreements survive closing? Yes No (If "Yes", attach copies)

6. Seller has the following documents:

- Schedule E (property specific)
Audited financial statement
Accountant-certified financial statement
All leases/rental agreements
Occupancy permits
Rent roll/actual rental payment history for each unit for the last 12 months
Other

Seller certifies the above information is true and correct:

3017 Keokuk LLC, Donald Bradley, member SELLER SIGNATURE DATE

SELLER SIGNATURE DATE

3017 Keokuk LLC, Donald Bradley, member Seller Printed Name

Seller Printed Name