

PROPERTY MANAGEMENT REPORT

SEPT 2026

South Jordan Owner LP

6199 W. Old Bingham Highway
South Jordan, UT

Prepared For :

Timur Tecimer



EXECUTIVE SUMMARY



WE AIM TO BE LONG TIME PARTNERS WITH OUR CLIENTS.

South Jordan Owner LP

6199 W. Old Bingham Highway
South Jordan, UT

Reporting Period: Q3 2026

Property Manager: Tim Stroshine

KEY METRICS

Description	Actual	Budget	Variance - Explanation
Income	-	-	-
Expenses	\$250	\$250	-
NOI	-	-	-
Capital Expenses	-	-	-

LEASING ACTIVITY:

CBRE - Tom Dischmann is continuing to market the property. No new activity to report.

MAJOR HIGHLIGHTS:

No major updates or highlights for the property.

KEY RISKS/ISSUES:

Trespassing and dumping are the main concerns. Weekly monitoring of the property will be done to ensure we see issues before the city does.

FINANCIAL REPORTS



South Jordan Owner, LP
6199 W. Old Bingham Highway
South Jordan, UT

Reporting Period: Q3 2026

Balance Sheet

Property = South Jordan Owner LP (sjordan)
Period = 09/2026 - 09/2026
Book = Cash

ACCOUNT	CURRENT BALANCE
ASSETS	
CURRENT ASSETS	
CASH AND CASH EQUIVALENTS	
Cash - Checking - WaFD	1,735
TOTAL CASH AND CASH EQUIVALENTS	1,735
TOTAL CURRENT ASSETS	1,735
TOTAL ASSETS	1,735
LIABILITIES AND STOCKHOLDERS EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Inter-Company Payable	4,000
TOTAL CURRENT LIABILITIES	4,000
LONG TERM LIABILITIES	
TOTAL LIABILITIES	4,000
STOCKHOLDERS EQUITY	
Retained Earnings	-2,265
TOTAL STOCKHOLDERS EQUITY	-2,265
TOTAL LIABILITIES AND STOCKHOLDERS EQUITY	1,735

Cash Flow Statement

Property = South Jordan Owner LP (sjordan)
Period = 07/2026 - 09/2026
Book = Cash

ACCOUNT	PERIOD TO DATE		%	YEAR TO DATE		%
REVENUE						
OPERATING EXPENSES						
RECOVERABLE EXPENSES						
Property Management Fees	750		0	2,050		0
TOTAL RECOVERABLE EXPENSES	750		0	2,050		0
GENERAL AND ADMINISTRATIVE EXPENSES						
Bank Charges	103		0	215		0
TOTAL GENERAL AND ADMINISTRATIVE	853		0	2,265		0
BUILDING OPERATING EXPENSES						
TOTAL RECOVERABLE EXPENSES	853		0	2,265		0
TOTAL OPERATING EXPENSES	853		0	2,265		0
NET OPERATING INCOME	-853		0	-2,265		0
FUNDS FROM OPERATION	-853		0	-2,265		0
NET INCOME (LOSS)	-853		0	-2,265		0
Cash Flow	-853		0	-2,265		0
PERIOD TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE			
Cash - Checking - WaFD	2,588	1,735	-853			
TOTAL CASH	2,588	1,735	-853			
YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE			
Cash - Checking - WaFD	0	1,735	1,735			
TOTAL CASH	0	1,735	1,735			

Income Statement

Property = South Jordan Owner LP (sjordan)
Period = 07/2026 - 09/2026
Book = Cash

ACCOUNT	PERIOD TO DATE		%	YEAR TO DATE		%
REVENUE						
OPERATING EXPENSES						
RECOVERABLE EXPENSES						
Property Management Fees	750		0	2,050		0
TOTAL RECOVERABLE EXPENSES	750		0	2,050		0
GENERAL AND ADMINISTRATIVE EXPENSES						
Bank Charges	103		0	215		0
TOTAL GENERAL AND ADMINISTRATIVE	853		0	2,265		0
BUILDING OPERATING EXPENSES						
TOTAL RECOVERABLE EXPENSES	853		0	2,265		0
TOTAL OPERATING EXPENSES	853		0	2,265		0
NET OPERATING INCOME	-853		0	-2,265		0
FUNDS FROM OPERATION	-853		0	-2,265		0
NET INCOME (LOSS)	-853		0	-2,265		0

Trial Balance

Property = South Jordan Owner LP (sjordan)
Period = 07/2026 - 09/2026
Book = Cash

ACCOUNT	BEGINNING BALANCE	DEBIT	CREDIT	ENDING BALANCE
Cash - Checking - WaFD	2,588	0	853	1,735
Inter-Company Payable	-4,000	0	0	-4,000
Retained Earnings	0	0	0	0
Property Management Fees	1,300	750	0	2,050
Bank Charges	112	103	0	215
TOTAL	-0	853	853	0

General Ledger

Property = South Jordan Owner LP (sjordan)

Period = 07/2026 - 09/2026

Book = Cash

Property Name	Date	Period	Person/Description	Ctrl Number	Reference	Debit	Credit	Balance	Remarks
1000.2503			Cash - Checking - WaFD					2,588 = Beginning Balance =	
South Jordan Owner LP (sjordan)	7/13/2026	July 2026	GLC PM, LLC (v0001357)	K-29562	71326	0	250	2,338	0626 PM Fee's
South Jordan Owner LP (sjordan)	7/13/2026	July 2026	GLC PM, LLC (v0001357)	K-29562	71326	0	250	2,088	0726 PM Fee's
South Jordan Owner LP (sjordan)	8/7/2026	Augus...	GLC PM, LLC (v0001357)	K-29721	80726	0	250	1,838	0726 Property Management Fee
			Journal Batch 7176				30	1,808	
			Journal Batch 7206				37	1,772	
			Journal Batch 7252				37	1,735	
			Net Change=-853			0.00	853.00	1,735.00 = Ending Balance =	
2100.3510			Inter-Company Payable					-4,000 = Beginning Balance =	
			Net Change=0			0.00	0.00	-4,000.00 = Ending Balance =	
3700.2000			Retained Earnings					0 = Beginning Balance =	
			Net Change=0			0.00	0.00	0.00 = Ending Balance =	
5100.9100			Property Management Fees					1,300 = Beginning Balance =	
South Jordan Owner LP (sjordan)	7/13/2026	July 2026	GLC PM, LLC (v0001357)	K-29562	71326	250	0	1,550	0626 PM Fee's
South Jordan Owner LP (sjordan)	7/13/2026	July 2026	GLC PM, LLC (v0001357)	K-29562	71326	250	0	1,800	0726 PM Fee's
South Jordan Owner LP (sjordan)	8/7/2026	Augus...	GLC PM, LLC (v0001357)	K-29721	80726	250	0	2,050	0726 Property Management Fee
			Net Change=750			750.00	0.00	2,050.00 = Ending Balance =	
5200.1000			Bank Charges					112 = Beginning Balance =	
South Jordan Owner LP (sjordan)	7/31/2026	July 2026	Bank Interest 07/2026	J-13535	Bank Intere...	30	0	142	Bank Fee
South Jordan Owner LP (sjordan)	8/31/2026	Augus...	Bank Interest 08/2026	J-13564	Bank Intere...	37	0	178	Bank Fee
South Jordan Owner LP (sjordan)	9/30/2026	Sept...	Bank Interest 09/2026	J-13668	Bank Intere...	37	0	215	Bank Fee
			Net Change=103			103.00	0.00	215.00 = Ending Balance =	
						853	853		