



April 3, 2018

Subject: Certification of Financial Statements by Principal Executive Officer

I, Jameen Willis, certify that:

(1) the financial statements of Nicci Willis & Co. included in this Form are true and complete in all material respects; and

(2) there is no tax return information of Nicci Willis & Co. filed with this form for the fiscal year ended 12-31-2017, because the account was funded in April 2017 and there have been no expenses against this account.

Sincerely,

DocuSigned by:
Jameen Willis 4/ 3/ 2018
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Jameen Willis

Managing Director

Nicci Willis & Co

6974 Creekside Way

Hamilton, OH 450111

Balance Sheet

As of

03/31/2018

This sheet lists assets and liabilities. Enter values in the shaded cells below.

Assets

Cash and Cash Equivalents

Checking Accounts	\$40.00
Saving Accounts	0
Total Cash	\$40.00

Current Assets

Accounts Receivable (net)	0
Inventory	0
Prepayments	0
Total Current Assets	0

Property, Plant and Equipment

Vehicles (net)	0
Furniture & Fixtures (net)	0
Equipment (net)	0
Buildings (net)	0
Land	0
Total Property, Plant and Equipment	0

Other Assets

Other Assets	0
Total Other Assets	0

Total assets

40

Liabilities and Owner's Equity

Current Liabilities

Accounts payable	0
Notes payable	0

UNAUDITED FINANCIAL STATEMENTS



Other Current Liabilities	0
Total Current Liabilities	0
Non-Current Liabilities	
Long-term Notes Payable	0
Loans	0
Other Non-Current Liabilities	0
Total Non-Current Liabilities	0
Total liabilities	0
Owners' equity	
Common Units	\$40.00
Retained Earnings	0
Other	0
Total owners' equity	\$40.00
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Total liabilities and equity	\$40.00
Balance check (should be Zero)	0

**Compton Vacation Rental**

3 Year Income Projection

		Year 2018	Year 2019	Year 2020
Rental Revenue	\$	67,230	\$ 89,640	\$ 89,640
		<u>0</u>	<u>78</u>	<u>222</u>
Total Revenue	\$	67,230	\$ 89,718	\$ 89,862
Expenses				
Vacancy Accrual \$1,867.50 (25%)		16,808	16,880	16,988
Repairs \$13,819.50 (185%)		10,365	13,820	13,820
Electricity \$300.00 (4%)		2,700	3,678	3,822
Water & Sewer \$130.00 (2%)		1,170	1,638	1,782
Insurance \$55.00 (1%)		495	738	882
P&I \$1,041.95 (14%)		8,479	11,219	11,112
Property Taxes \$99.50 (1%)		896	1,272	1,416
Misc \$300.00 (4%)		2,700	3,678	3,822
Total Expenses	\$	43,612	\$ 52,922	\$ 53,643
Net Income	\$	23,618	\$ 36,796	\$ 36,219