

Fill in this information to identify the case:Debtor OTB Acquisition LLCUnited States Bankruptcy Court for the: Northern District of Georgia
(State)Case number 25-52416**Modified Official Form 410
Proof of Claim****12/24**

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies or any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. **Do not send original documents;** they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: Identify the Claim

1. Who is the current creditor?	1350 NW LLC	
	Name of the current creditor (the person or entity to be paid for this claim)	
	Other names the creditor used with the debtor	
2. Has this claim been acquired from someone else?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom?	
3. Where should notices and payments to the creditor be sent?	Where should notices to the creditor be sent? 1350 NW LLC 6336 GREENVILLE AVE STE C DALLAS, TX 75206 Federal Rule of Bankruptcy Procedure (FRBP) 2002(g) Contact phone <u>214-692-7000</u> Contact email <u>pm@nayeigroup.com</u> Uniform claim identifier (if you use one):	Where should payments to the creditor be sent? (if different) Contact phone Contact email
4. Does this claim amend one already filed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Claim number on court claims registry (if known) Filed on MM / DD / YYYY	
5. Do you know if anyone else has filed a proof of claim for this claim?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Who made the earlier filing?	



Part 2: Give Information About the Claim as of the Date the Case Was Filed

6. Do you have any number you use to identify the debtor?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: __ __ __ __
7. How much is the claim?	\$ <u>47381.54</u> Does this amount include interest or other charges? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).
8. What is the basis of the claim?	Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as health care information. <u>Unsecured claim amount is not correct</u>
9. Is all or part of the claim secured?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. The claim is secured by a lien on property. Nature or property: <input type="checkbox"/> Real estate: If the claim is secured by the debtor's principle residence, file a <i>Mortgage Proof of Claim Attachment</i> (Official Form 410-A) with this <i>Proof of Claim</i> . <input type="checkbox"/> Motor vehicle <input type="checkbox"/> Other. Describe: _____ Basis for perfection: _____ Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.) Value of property: \$ _____ Amount of the claim that is secured: \$ _____ Amount of the claim that is unsecured: \$ _____ (The sum of the secured and unsecured amount should match the amount in line 7.) Amount necessary to cure any default as of the date of the petition: \$ _____ Annual Interest Rate (when case was filed) _____ % <input type="checkbox"/> Fixed <input type="checkbox"/> Variable
10. Is this claim based on a lease?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Amount necessary to cure any default as of the date of the petition. \$ <u>47381.54</u>
11. Is this claim subject to a right of setoff?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Identify the property: _____



12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

☒ No

☐ Yes. Check all that apply:

☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

Amount entitled to priority

\$ _____

☐ Up to \$3,350* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).

\$ _____

☐ Wages, salaries, or commissions (up to \$15,150*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).

\$ _____

☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).

\$ _____

☐ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).

\$ _____

☐ Other. Specify subsection of 11 U.S.C. § 507(a)() that applies.

\$ _____

* Amounts are subject to adjustment on 4/01/25 and every 3 years after that for cases begun on or after the date of adjustment.

13. Is all or part of the claim entitled to administrative priority pursuant to 11 U.S.C. § 503(b)(9)?

☒ No

☐ Yes. Indicate the amount of your claim arising from the value of any goods received by the debtor within 20 days before the date of commencement of the above case, in which the goods have been sold to the Debtor in the ordinary course of such Debtor's business. Attach documentation supporting such claim.

\$ _____

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(3) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

☐ I am the creditor.

☐ I am the creditor's attorney or authorized agent.

☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgement that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 05/05/2025
MM / DD / YYYY

/s/Yuri Griggs
Signature

Print the name of the person who is completing and signing this claim:

Name Yuri Griggs
First name Middle name Last name

Title Property Manager

Company 1350 NW LLC
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address

Contact phone _____ Email _____



Verita (KCC) ePOC Electronic Claim Filing Summary

For phone assistance: Domestic (888) 647-1744 | International (310) 751-2628

Debtor: 25-52416 - OTB Acquisition LLC District: Northern District of Georgia, Atlanta Division		
Creditor: 1350 NW LLC 6336 GREENVILLE AVE STE C DALLAS, TX, 75206 Phone: 214-692-7000 Phone 2: Fax: Email: pm@nayebgroup.com	Has Supporting Documentation: Yes, supporting documentation successfully uploaded Related Document Statement:	
	Has Related Claim: No Related Claim Filed By:	
	Filing Party:	
Other Names Used with Debtor:	Amends Claim: No Acquired Claim: No	
Basis of Claim: Unsecured claim amount is not correct	Last 4 Digits: No	Uniform Claim Identifier:
Total Amount of Claim: 47381.54	Includes Interest or Charges: No	
Has Priority Claim: No	Priority Under:	
Has Secured Claim: No Amount of 503(b)(9): No Based on Lease: Yes, 47381.54 Subject to Right of Setoff: No	Nature of Secured Amount: Value of Property: Annual Interest Rate: Arrearage Amount: Basis for Perfection: Amount Unsecured:	
Submitted By: Yuri Griggs on 05-May-2025 1:56:45 p.m. Pacific Time Title: Property Manager Company: 1350 NW LLC		

Nayeb Group

Lease: On The Border
Contact: Victoria Albrand

Property Address: 1350 Northwest Hwy
Garland, TX 75041-5850

Balance as of 05/05/2025

\$47,381.54

Prepayments

\$0.01

Total Unpaid

\$47,381.55

Deposit Held

\$0.00

Transaction	Date	Ref #	Description	Payer Name	Deposit Date	Charges	Payments	Balance
Undeposited Payment	05/03/2025	330174	Payment of \$8,993.78 applied to [03/01/25, acct 4000, \$10,326.18] and \$2,238.92 applied to [03/01/25, acct 5200, \$2,570.61]	Victoria Albrand			\$11,232.70	\$47,381.54
Paid Charge	05/01/2025		4000 - Rent			\$10,326.18		\$58,614.24
Paid Charge	05/01/2025		5200 - Common Area Maintenance			\$2,570.61		\$48,288.06
Undeposited Payment	05/01/2025	330122	Payment of \$0.01 applied to [05/01/25, acct 2017, \$0.01] and \$10,326.18 applied to [05/01/25, acct 4000, \$10,326.18] and \$2,570.61 applied to [05/01/25, acct 5200, \$2,570.61]	Victoria Albrand			\$12,896.80	\$45,717.45
Undeposited Payment	04/02/2025	040125	Payment of \$10,326.18 applied to [04/01/25, acct 4000, \$10,326.18] and \$2,570.61 applied to [04/01/25, acct 5200, \$2,570.61]	Victoria Albrand			\$12,896.79	\$58,614.25
Paid Charge	04/01/2025		4000 - Rent			\$10,326.18		\$71,511.04
Paid Charge	04/01/2025		5200 - Common Area Maintenance			\$2,570.61		\$61,184.86
Partially Paid Charge	03/01/2025		4000 - Rent			\$10,326.18		\$58,614.25
Partially Paid Charge	03/01/2025		5200 - Common Area Maintenance			\$2,570.61		\$48,288.07
Unpaid Charge	02/18/2025		4680 - Utility Charge			\$706.98		\$45,717.46
Undeposited Payment	02/11/2025	021125	Payment of \$2,570.61 applied to [02/01/25, acct 5200, \$2,570.61] and \$816.20 applied to [11/16/24, acct 4680, \$816.20] and \$0.01 applied to [03/23/23, acct 4680, \$945.24] and \$10,326.18 applied to [01/01/25, acct 4000, \$10,326.18]	Victoria Albrand			\$13,713.00	\$45,010.48
Unpaid Charge	02/11/2025		5100 - Other Interest : 2024 Reconciliation			\$15,657.76		\$58,723.48
Unpaid Charge	02/01/2025		4000 - Rent			\$10,326.18		\$43,065.72
Paid Charge	02/01/2025		5200 - Common Area Maintenance			\$2,570.61		\$32,739.54
Unpaid Charge	01/17/2025		4680 - Utility Charge			\$836.39		\$30,168.93
Paid Charge	01/01/2025		4000 - Rent			\$10,326.18		\$29,332.54
Unpaid Charge	01/01/2025		5200 - Common Area Maintenance			\$2,570.61		\$19,006.36
Deposited Payment	12/24/2024	122424	Payment of \$10,326.18 applied to [12/01/24, acct 4000, \$10,326.18] and \$2,570.61 applied to [12/01/24, acct 5200, \$2,570.61] and \$755.77 applied to [10/16/24, acct 4680, \$755.77]	Victoria Albrand	12/27/2024		\$13,652.56	\$16,435.75
Unpaid Charge	12/18/2024		4680 - Utility Charge			\$880.31		\$30,088.31
Deposited Payment	12/11/2024	120624	Payment of \$10,326.18 applied to [11/01/24, acct 4000, \$10,326.18] and \$2,570.61 applied to [11/01/24, acct 5200, \$2,570.61] and \$1,052.97 applied to [09/18/24, acct 4680, \$1,052.97]	Victoria Albrand	12/27/2024		\$13,949.76	\$29,208.00
Paid Charge	12/01/2024		4000 - Rent			\$10,326.18		\$43,157.76
Paid Charge	12/01/2024		5200 - Common Area Maintenance			\$2,570.61		\$32,831.58
Deposited Payment	11/22/2024	103024	Payment of \$0.01 applied to [03/23/23, acct 4680, \$945.24] and \$10,326.18 applied to [10/01/24, acct 4000, \$10,326.18] and \$2,570.61 applied to [10/01/24, acct 5200, \$2,570.61]	Victoria Albrand	12/27/2024		\$12,896.80	\$30,260.97

Transaction	Date	Ref #	Description	Payer Name	Deposit Date	Charges	Payments	Balance
Paid Charge	11/16/2024		4680 - Utility Charge			\$816.20		\$43,157.77
Paid Charge	11/01/2024		4000 - Rent			\$10,326.18		\$42,341.57
Paid Charge	11/01/2024		5200 - Common Area Maintenance			\$2,570.61		\$32,015.39
Paid Charge	10/16/2024		4680 - Utility Charge			\$755.77		\$29,444.78
Paid Charge	10/01/2024		4000 - Rent			\$10,326.18		\$28,689.01
Paid Charge	10/01/2024		5200 - Common Area Maintenance			\$2,570.61		\$18,362.83
Paid Charge	09/18/2024		4680 - Utility Charge			\$1,052.97		\$15,792.22
Deposited Payment	09/11/2024	3908	Payment of \$10,594.09 applied to [09/01/24, acct 4000, \$10,594.09] and \$2,570.61 applied to [09/01/24, acct 5200, \$2,570.61]	Victoria Albrand	12/27/2024		\$13,164.70	\$14,739.25
Paid Charge	09/01/2024		4000 - Rent			\$10,594.09		\$27,903.95
Paid Charge	09/01/2024		5200 - Common Area Maintenance			\$2,570.61		\$17,309.86
Deposited Payment	08/01/2024	3726	Payment of \$2,570.61 applied to [08/01/24, acct 5200, \$2,570.61] and \$779.99 applied to [07/19/24, acct 4680, \$779.99] and \$10,173.58 applied to [08/01/24, acct 4000, \$10,173.58]	Victoria Albrand	12/27/2024		\$13,524.18	\$14,739.25
Paid Charge	08/01/2024		4000 - Rent			\$10,173.58		\$28,263.43
Paid Charge	08/01/2024		5200 - Common Area Maintenance			\$2,570.61		\$18,089.85
Paid Charge	07/19/2024		4680 - Utility Charge			\$779.99		\$15,519.24
Deposited Payment	07/03/2024	3532	Payment of \$10,173.58 applied to [07/01/24, acct 4000, \$10,173.58] and \$758.19 applied to [06/18/24, acct 4680, \$758.19] and \$2,570.61 applied to [07/01/24, acct 5200, \$2,570.61]	Victoria Albrand	12/27/2024		\$13,502.38	\$14,739.25
Paid Charge	07/01/2024		4000 - Rent			\$10,173.58		\$28,241.63
Paid Charge	07/01/2024		5200 - Common Area Maintenance			\$2,570.61		\$18,068.05
Paid Charge	06/18/2024		4680 - Utility Charge			\$758.19		\$15,497.44
Deposited Payment	06/05/2024	3335	Payment of \$10,173.58 applied to [06/01/24, acct 4000, \$10,173.58] and \$744.42 applied to [05/24/24, acct 4680, \$744.42] and \$2,570.61 applied to [06/01/24, acct 5200, \$2,570.61]	Victoria Albrand	12/27/2024		\$13,488.61	\$14,739.25
Paid Charge	06/01/2024		4000 - Rent			\$10,173.58		\$28,227.86
Paid Charge	06/01/2024		5200 - Common Area Maintenance			\$2,570.61		\$18,054.28
Paid Charge	05/24/2024		4680 - Utility Charge			\$744.42		\$15,483.67
Paid Charge	05/01/2024		4000 - Rent			\$10,173.58		\$14,739.25
Paid Charge	05/01/2024		5200 - Common Area Maintenance			\$2,570.61		\$4,565.67
Deposited Payment	05/01/2024	3143	Payment of \$2,570.61 applied to [05/01/24, acct 5200, \$2,570.61] and \$669.99 applied to [04/18/24, acct 4680, \$669.99] and \$10,173.58 applied to [05/01/24, acct 4000, \$10,173.58]	Victoria Albrand	12/27/2024		\$13,414.18	\$1,995.06
Paid Charge	04/18/2024		4680 - Utility Charge			\$669.99		\$15,409.24
Deposited Payment	04/02/2024	2957	Payment of \$10,173.58 applied to [04/01/24, acct 4000, \$10,173.58] and \$790.30 applied to [03/27/24, acct 4680, \$790.30] and \$786.86 applied to [02/17/24, acct 4680, \$786.86] and \$600.10 applied to [04/01/24, acct 5200, \$2,570.61]	Victoria Albrand	12/27/2024		\$12,350.84	\$14,739.25
Paid Charge	04/01/2024		4000 - Rent			\$10,173.58		\$27,090.09
Partially Paid Charge	04/01/2024		5200 - Common Area Maintenance			\$2,570.61		\$16,916.51
Paid Charge	03/27/2024		4680 - Utility Charge			\$790.30		\$14,345.90
Deposited Payment	03/02/2024	2771	Payment of \$2,570.61 applied to [03/01/24, acct 5200, \$2,570.61] and \$10,173.58 applied to [03/01/24, acct 4000, \$10,173.58]	Victoria Albrand	12/27/2024		\$12,744.19	\$13,555.60
Paid Charge	03/01/2024		4000 - Rent			\$10,173.58		\$26,299.79
Paid Charge	03/01/2024		5200 - Common Area Maintenance			\$2,570.61		\$16,126.21
Paid Charge	02/17/2024		4680 - Utility Charge			\$786.86		\$13,555.60
Deposited Payment	02/01/2024	2600	Payment of \$2,570.61 applied to [02/01/24, acct 5200, \$2,570.61] and \$1,049.53 applied to [01/22/24, acct 4680, \$1,049.53] and	Victoria Albrand	12/27/2024		\$13,793.72	\$12,768.74

Transaction	Date	Ref #	Description	Payer Name	Deposit Date	Charges	Payments	Balance
			\$10,173.58 applied to [02/01/24, acct 4000, \$10,173.58]					
Unpaid Charge	02/01/2024		5100 - Other Interest : 2023 Reconciliation			\$10,281.13		\$26,562.46
Paid Charge	02/01/2024		4000 - Rent			\$10,173.58		\$16,281.33
Paid Charge	02/01/2024		5200 - Common Area Maintenance			\$2,570.61		\$6,107.75
Paid Charge	01/22/2024		4680 - Utility Charge			\$1,049.53		\$3,537.14
Deposited Payment	01/01/2024	2403	Payment of \$2,570.61 applied to [01/01/24, acct 5200, \$2,570.61] and \$10,173.58 applied to [01/01/24, acct 4000, \$10,173.58]	Victoria Albrand	12/27/2024		\$12,744.19	\$2,487.61
Paid Charge	01/01/2024		4000 - Rent			\$10,173.58		\$15,231.80
Paid Charge	01/01/2024		5200 - Common Area Maintenance			\$2,570.61		\$5,058.22
Deposited Payment	12/28/2023	2345	Payment of \$966.95 applied to [11/16/23, acct 4680, \$966.95]	Victoria Albrand	12/27/2024		\$966.95	\$2,487.61
Unpaid Charge	12/17/2023		4680 - Utility Charge			\$794.90		\$3,454.56
Deposited Payment	12/02/2023	2230	Payment of \$2,570.61 applied to [12/01/23, acct 5200, \$2,570.61] and \$10,173.58 applied to [12/01/23, acct 4000, \$10,173.58]	Victoria Albrand	12/27/2024		\$12,744.19	\$2,659.66
Paid Charge	12/01/2023		4000 - Rent			\$10,173.58		\$15,403.85
Paid Charge	12/01/2023		5200 - Common Area Maintenance			\$2,570.61		\$5,230.27
Paid Charge	11/16/2023		4680 - Utility Charge			\$966.95		\$2,659.66
Deposited Payment	11/02/2023	2072	Payment of \$10,173.58 applied to [11/01/23, acct 4000, \$10,173.58] and \$2,570.61 applied to [11/01/23, acct 5200, \$2,570.61] and \$900.35 applied to [10/23/23, acct 4680, \$900.35]	Victoria Albrand	12/27/2024		\$13,644.54	\$1,692.71
Paid Charge	11/01/2023		4000 - Rent			\$10,173.58		\$15,337.25
Paid Charge	11/01/2023		5200 - Common Area Maintenance			\$2,570.61		\$5,163.67
Paid Charge	10/23/2023		4680 - Utility Charge			\$900.35		\$2,593.06
Deposited Payment	10/01/2023	1944	Payment of \$2,570.61 applied to [10/01/23, acct 5200, \$2,570.61] and \$10,173.58 applied to [10/01/23, acct 4000, \$10,173.58] and \$724.55 applied to [09/26/23, acct 4680, \$724.55] and \$698.41 applied to [08/18/23, acct 4680, \$698.41]	Victoria Albrand	12/27/2024		\$14,167.15	\$1,692.71
Paid Charge	10/01/2023		4000 - Rent			\$10,173.58		\$15,859.86
Paid Charge	10/01/2023		5200 - Common Area Maintenance			\$2,570.61		\$5,686.28
Paid Charge	09/26/2023		4680 - Utility Charge			\$724.55		\$3,115.67
Deposited Payment	09/21/2023	1861	Payment of \$728.03 applied to [07/18/23, acct 4680, \$728.03]	Victoria Albrand	12/27/2024		\$728.03	\$2,391.12
Deposited Payment	09/07/2023	2272118500	Payment of \$2,083.91 applied to [08/01/23, acct 4000, \$10,023.23] and \$8,019.51 applied to [09/01/23, acct 4000, \$10,103.42] and \$2,570.61 applied to [09/01/23, acct 5200, \$2,570.61]	Victoria Albrand	12/27/2024		\$12,674.03	\$3,119.15
Paid Charge	09/01/2023		4000 - Rent			\$10,103.42		\$15,793.18
Paid Charge	09/01/2023		5200 - Common Area Maintenance			\$2,570.61		\$5,689.76
Paid Charge	08/18/2023		4680 - Utility Charge			\$698.41		\$3,119.15
Paid Charge	08/01/2023		4000 - Rent			\$10,023.23		\$2,420.74
Paid Charge	08/01/2023		5200 - Common Area Maintenance			\$2,570.61		(\$7,602.49)
Deposited Payment	08/01/2023	07282023	Payment of \$2,083.91 applied to [09/01/23, acct 4000, \$10,103.42] and \$2,570.61 applied to [08/01/23, acct 5200, \$2,570.61] and \$7,939.32 applied to [08/01/23, acct 4000, \$10,023.23]	Victoria Albrand	12/27/2024		\$12,593.84	(\$10,173.10)
Paid Charge	07/18/2023		4680 - Utility Charge			\$728.03		\$2,420.74
Deposited Payment	07/02/2023	1389	Payment of \$10,023.23 applied to [07/01/23, acct 4000, \$10,023.23] and \$494.82 applied to [03/23/23, acct 4680, \$945.24] and \$2,570.61 applied to [07/01/23, acct 5200, \$2,570.61]	Victoria Albrand	12/27/2024		\$13,088.66	\$1,692.71
Paid Charge	07/01/2023		4000 - Rent			\$10,023.23		\$14,781.37
Paid Charge	07/01/2023		5200 - Common Area Maintenance			\$2,570.61		\$4,758.14
Unpaid Charge	06/17/2023		4680 - Utility Charge			\$779.60		\$2,187.53

Transaction	Date	Ref #	Description	Payer Name	Deposit Date	Charges	Payments	Balance
Deposited Payment	06/09/2023	0609	Payment of \$3,776.62 applied to [02/06/23, acct 5100, \$3,776.62]	Victoria Albrand	12/27/2024		\$3,776.62	\$1,407.93
Paid Charge	06/01/2023		4000 - Rent			\$10,023.23		\$5,184.55
Paid Charge	06/01/2023		5200 - Common Area Maintenance			\$2,570.61		(\$4,838.68)
Deposited Payment	06/01/2023	1227	Payment of \$10,023.23 applied to [06/01/23, acct 4000, \$10,023.23] and \$2,570.61 applied to [06/01/23, acct 5200, \$2,570.61]	Victoria Albrand	12/27/2024		\$12,593.84	(\$7,409.29)
Unpaid Charge	05/30/2023		4680 - Utility Charge			\$860.78		\$5,184.55
Deposited Payment	05/12/2023	051223	Payment of \$985.83 applied to [04/21/23, acct 4680, \$985.83]	Victoria Albrand	12/27/2024		\$985.83	\$4,323.77
Paid Charge	05/01/2023		4000 - Rent			\$10,023.23		\$5,309.60
Paid Charge	05/01/2023		5200 - Common Area Maintenance			\$2,570.61		(\$4,713.63)
Deposited Payment	05/01/2023	042923	Payment of \$2,570.61 applied to [05/01/23, acct 5200, \$2,570.61] and \$10,023.23 applied to [05/01/23, acct 4000, \$10,023.23]	Victoria Albrand	12/27/2024		\$12,593.84	(\$7,284.24)
Paid Charge	04/21/2023		4680 - Utility Charge			\$985.83		\$5,309.60
Paid Charge	04/01/2023		4000 - Rent			\$10,023.23		\$4,323.77
Paid Charge	04/01/2023		5200 - Common Area Maintenance			\$2,570.61		(\$5,699.46)
Deposited Payment	04/01/2023	867	Payment of \$10,023.23 applied to [04/01/23, acct 4000, \$10,023.23] and \$2,570.61 applied to [04/01/23, acct 5200, \$2,570.61]	Victoria Albrand	12/27/2024		\$12,593.84	(\$8,270.07)
Partially Paid Charge	03/23/2023		4680 - Utility Charge			\$945.24		\$4,323.77
Paid Charge	03/01/2023		4000 - Rent			\$10,023.23		\$3,378.53
Paid Charge	03/01/2023		5200 - Common Area Maintenance			\$2,570.61		(\$6,644.70)
Deposited Payment	03/01/2023	030123	Payment of \$398.09 applied to [03/23/23, acct 4680, \$945.24] and \$922.21 applied to [02/20/23, acct 4680, \$922.21] and \$2,570.61 applied to [03/01/23, acct 5200, \$2,570.61] and \$8,702.93 applied to [03/01/23, acct 4000, \$10,023.23]	Victoria Albrand	12/27/2024		\$12,593.84	(\$9,215.31)
Paid Charge	02/20/2023		4680 - Utility Charge			\$922.21		\$3,378.53
Paid Charge	02/06/2023		5100 - Other Interest : 2022 Reconciliation			\$3,776.62		\$2,456.32
Paid Charge	02/01/2023		4000 - Rent			\$10,023.23		(\$1,320.30)
Paid Charge	02/01/2023		5200 - Common Area Maintenance			\$2,570.61		(\$11,343.53)
Deposited Payment	02/01/2023	530	Payment of \$1,320.30 applied to [03/01/23, acct 4000, \$10,023.23] and \$1,093.33 applied to [01/25/23, acct 4680, \$1,093.33] and \$2,570.61 applied to [02/01/23, acct 5200, \$2,570.61] and \$7,609.60 applied to [02/01/23, acct 4000, \$10,023.23]	Victoria Albrand	12/27/2024		\$12,593.84	(\$13,914.14)
Paid Charge	01/25/2023		4680 - Utility Charge			\$1,093.33		(\$1,320.30)
Deposited Payment	01/02/2023	122922	Payment of \$2,413.63 applied to [02/01/23, acct 4000, \$10,023.23] and \$1,487.26 applied to [07/20/22, acct 4680, \$1,566.30] and \$993.26 applied to [10/21/22, acct 4680, \$993.26] and \$1,064.05 applied to [09/26/22, acct 4680, \$1,064.05] and \$812.93 applied to [08/19/22, acct 4680, \$812.93] and \$10,023.23 applied to [01/01/23, acct 4000, \$10,023.23] and \$1,241.43 applied to [12/22/22, acct 4680, \$1,241.43] and \$2,570.61 applied to [01/01/23, acct 5200, \$2,570.61]	Victoria Albrand	12/27/2024		\$20,606.40	(\$2,413.63)
Paid Charge	01/01/2023		5200 - Common Area Maintenance			\$2,570.61		\$18,192.77
Paid Charge	01/01/2023		4000 - Rent			\$10,023.23		\$15,622.16
Paid Charge	12/22/2022		4680 - Utility Charge			\$1,241.43		\$5,598.93
Deposited Payment	12/01/2022	112922	Payment of \$10,023.23 applied to [12/01/22, acct 4000, \$10,023.23] and \$2,570.61 applied to [12/01/22, acct 5200, \$2,570.61]	Victoria Albrand	12/27/2024		\$12,593.84	\$4,357.50
Paid Charge	12/01/2022		4000 - Rent			\$10,023.23		\$16,951.34
Paid Charge	12/01/2022		5200 - Common Area Maintenance			\$2,570.61		\$6,928.11
Deposited Payment	11/01/2022	8043	Payment of \$10,023.23 applied to [11/01/22, acct 4000, \$10,023.23] and \$2,570.61 applied to [11/01/22, acct 5200, \$2,570.61]	Victoria Albrand	12/27/2024		\$12,593.84	\$4,357.50

Transaction	Date	Ref #	Description	Payer Name	Deposit Date	Charges	Payments	Balance
Paid Charge	11/01/2022		4000 - Rent			\$10,023.23		\$16,951.34
Paid Charge	11/01/2022		5200 - Common Area Maintenance			\$2,570.61		\$6,928.11
Paid Charge	10/21/2022		4680 - Utility Charge			\$993.26		\$4,357.50
Deposited Payment	10/01/2022	092922	Payment of \$2,570.61 applied to [10/01/22, acct 5200, \$2,570.61] and \$10,023.23 applied to [10/01/22, acct 4000, \$10,023.23]	Victoria Albrand	12/27/2024		\$12,593.84	\$3,364.24
Paid Charge	10/01/2022		4000 - Rent			\$10,023.23		\$15,958.08
Paid Charge	10/01/2022		5200 - Common Area Maintenance			\$2,570.61		\$5,934.85
Paid Charge	09/26/2022		4680 - Utility Charge			\$1,064.05		\$3,364.24
Paid Charge	09/01/2022		5200 - Common Area Maintenance			\$2,570.61		\$2,300.19
Paid Charge	09/01/2022		4000 - Rent			\$9,875.10		(\$270.42)
Deposited Payment	09/01/2022	7690	Payment of \$79.04 applied to [07/20/22, acct 4680, \$1,566.30] and \$2,570.61 applied to [09/01/22, acct 5200, \$2,570.61] and \$9,875.06 applied to [09/01/22, acct 4000, \$9,875.10]	Victoria Albrand	12/27/2024		\$12,524.71	(\$10,145.52)
Paid Charge	08/19/2022		4680 - Utility Charge			\$812.93		\$2,379.19
Paid Charge	08/01/2022		5200 - Common Area Maintenance			\$2,570.61		\$1,566.26
Paid Charge	08/01/2022		4000 - Rent			\$9,875.10		(\$1,004.35)
Deposited Payment	08/01/2022	1272118500	Payment of \$0.04 applied to [09/01/22, acct 4000, \$9,875.10] and \$1,388.25 applied to [06/17/22, acct 4680, \$1,388.25] and \$2,570.61 applied to [08/01/22, acct 5200, \$2,570.61] and \$9,875.07 applied to [08/01/22, acct 4000, \$9,875.10]	Victoria Albrand	12/27/2024		\$13,833.97	(\$10,879.45)
Paid Charge	07/20/2022		4680 - Utility Charge			\$1,566.30		\$2,954.52
Paid Charge	07/01/2022		5200 - Common Area Maintenance			\$2,570.61		\$1,388.22
Paid Charge	07/01/2022		4000 - Rent			\$9,875.10		(\$1,182.39)
Deposited Payment	07/01/2022	062722	Payment of \$0.03 applied to [08/01/22, acct 4000, \$9,875.10] and \$894.38 applied to [05/18/22, acct 4680, \$894.38] and \$2,570.61 applied to [07/01/22, acct 5200, \$2,570.61] and \$8,980.70 applied to [07/01/22, acct 4000, \$9,875.10]	Victoria Albrand	12/27/2024		\$12,445.72	(\$11,057.49)
Paid Charge	06/17/2022		4680 - Utility Charge			\$1,388.25		\$1,388.23
Deposited Payment	06/03/2022	1272118500	Payment of \$894.40 applied to [07/01/22, acct 4000, \$9,875.10] and \$9,875.10 applied to [06/01/22, acct 4000, \$9,875.10] and \$2,570.61 applied to [06/01/22, acct 5200, \$2,570.61] and \$2,570.61 applied to [05/01/22, acct 5200, \$2,570.61] and \$9,875.10 applied to [05/01/22, acct 4000, \$9,875.10]	Victoria Albrand	12/27/2024		\$25,785.82	(\$0.02)
Paid Charge	06/01/2022		5200 - Common Area Maintenance			\$2,570.61		\$25,785.80
Paid Charge	06/01/2022		4000 - Rent			\$9,875.10		\$23,215.19
Paid Charge	05/18/2022		4680 - Utility Charge			\$894.38		\$13,340.09
Paid Charge	05/01/2022		5200 - Common Area Maintenance			\$2,570.61		\$12,445.71
Paid Charge	05/01/2022		4000 - Rent			\$9,875.10		\$9,875.10



Apply Prepayments

* Required Field  Help

Prepayment Credit \$0.01

* Date 05/05/2025



Unpaid Charges

Date	Account	Orig. Amount	Amount Due	Applied Credit	Apply in full?
02/01/2025	4000 - Rent	\$10,326.18	\$10,326.18		<input type="checkbox"/>
03/01/2025	4000 - Rent	\$10,326.18	\$1,332.40		<input type="checkbox"/>
03/23/2023	4680 - Utility Charge	\$945.24	\$52.31		<input type="checkbox"/>
05/30/2023	4680 - Utility Charge	\$860.78	\$860.78		<input type="checkbox"/>
06/17/2023	4680 - Utility Charge	\$779.60	\$779.60		<input type="checkbox"/>
12/17/2023	4680 - Utility Charge	\$794.90	\$794.90		<input type="checkbox"/>
02/01/2024	5100 - Other Interest	\$10,281.13	\$10,281.13		<input type="checkbox"/>
04/01/2024	5200 - Common Area Maintenance	\$2,570.61	\$1,970.51		<input type="checkbox"/>
12/18/2024	4680 - Utility Charge	\$880.31	\$880.31		<input type="checkbox"/>
01/01/2025	5200 - Common Area Maintenance	\$2,570.61	\$2,570.61		<input type="checkbox"/>
01/17/2025	4680 - Utility Charge	\$836.39	\$836.39		<input type="checkbox"/>
02/11/2025	5100 - Other Interest	\$15,657.76	\$15,657.76		<input type="checkbox"/>
02/18/2025	4680 - Utility Charge	\$706.98	\$706.98		<input type="checkbox"/>
03/01/2025	5200 - Common Area Maintenance	\$2,570.61	\$331.69		<input type="checkbox"/>

Total Applied

SAVE

CANCEL

<div>2023 STATEMENT</div> <div>SETTLEMENT FOR CAM, TAXES AND INSURANCE PAYMENTS FOR 2023</div>
--

ON THE BORDER
1350 NORTHWEST HWY STE 101
GARLAND, TX 75041

		36.00%	
TENANT PROPERTY SHARE	6932	OF	19258

COMMON AREA EXPENSES:	\$39,757.09	
	\$2.06	per sqft
	<div>\$14,310.73</div>	

INSURANCE:	\$19,586.50	
	\$1.02	per sqft
	<div>\$7,050.24</div>	

TAXES:	\$54,916.60	
	\$2.85	per sqft
	<div>\$19,767.47</div>	

TOTAL EXPENSES:	\$114,260.19
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TENANTS SHARE OF PROPERTY:	\$41,128.45
----------------------------	-------------

LESS PAYMENTS MADE IN 2023:	\$30,847.32
-----------------------------	-------------

AMOUNT DUE:	<div>\$10,281.13</div>
-------------	------------------------



1/29/2025

On The Border
1350 Northwest Hwy Ste 101
Garland, TX, 75041

Dear Tenant,

Enclosed please find your 2024 Operating Expenses Statement for your leased premises at the above referenced location. This invoice represents your pro rata share of these expenses per your Lease Agreement. You have a **balance of \$30,397.00**, which is due 15 days from receipt of this notice. Detailed bills are available upon request.

If you have a balance due, please make checks payable to:

1350 NW LLC
6336 Greenville Ave Ste C
Dallas, TX 75206

Should you have any questions, please contact us at (214) 692-7000 or (214) 884-8777. You can also reach us by email at pm@nayebgroup.com. Have a great day!

Respectfully,

Yuri Griggs
Nayeb Group

<div>2024 STATEMENT</div> <div>SETTLEMENT FOR CAM, TAXES AND INSURANCE PAYMENTS FOR 2024</div>
--

ON THE BORDER
1350 NORTHWEST HWY STE 101
GARLAND, TX 75041

TENANT PROPERTY SHARE	6932	36.00% OF	19258
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COMMON AREA EXPENSES:	\$41,744.94	
	\$2.17	per sqft
	<div>\$15,026.27</div>	

INSURANCE:	\$27,408.12	
	\$1.42	per sqft
	<div>\$9,865.67</div>	

TAXES:	\$54,569.78	
	\$2.83	per sqft
	<div>\$19,642.63</div>	

TOTAL EXPENSES:	\$123,722.84
-----------------	--------------

TENANTS SHARE OF PROPERTY:	\$44,534.57
----------------------------	-------------

LESS PAYMENTS MADE IN 2024:	\$28,876.81
-----------------------------	-------------

AMOUNT DUE:	<div>\$15,657.76</div>
BALANCE AS OF 12/31/24:	\$14,739.24

TOTAL AMOUNT DUE: \$30,397.00



DATE: 11/01/2024

BILL TO: 1350 NW LLC

1350 Northwest Hwy

[illegible]

Make all checks payable to Fortis Insurance Partners, Inc.

Payment is due upon receipt of invoice.

Thank you for your business!



DALLAS COUNTY TAX OFFICE
JOHN R. AMES, CTA
TAX ASSESSOR/COLLECTOR

500 Elm Street, Suite 3300
Dallas, Texas 75202-3304
www.dallascounty.org/tax | 214-653-7811
email: propertytax@dallascounty.org

2024 TAX STATEMENT



1350 NW LLC
6336 GREENVILLE AVE STE C
DALLAS TX 75206-1303

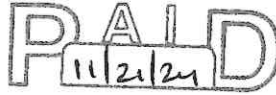


Account: 26506000010010000

Property Description:

1350 W NORTHWEST HWY, CG
S E C SATURN-NORTHWEST
BLK 1 LT 1 ACS 1.787
INT202200119007 DD04252022 CO-DC
5060000100100 2CG50600001

Land Value: 1,089,770
Improvement Value: 1,310,230
Market Value : 2,400,000



Statement Date: October 10, 2024

Jurisdiction	Taxable Value	Tax Rate	Tax Due
DALLAS COUNTY	2,400,000	0.2155000	\$5,172.00
HOSP DIST	2,400,000	0.2120000	\$5,088.00
DAL COLL	2,400,000	0.1055950	\$2,534.28

Previous payment on account: \$.00

Pay taxes online at:
www.dallascounty.org



PAY BY JANUARY 31, 2025
\$12,794.28

Your check may be converted to electronic funds transfer

Return This Portion With Your Payment

Account: 26506000010010000

2

0206050006000000000010000010000000012400012794282

IF PAID IN	P&I	TOTAL DUE
FEB	7%	\$13,689.88
MAR	9%	\$13,945.77

Remit To:

John R. Ames, CTA
P O Box 139066
Dallas, Texas 75313-9066



PAY BY JANUARY 31, 2025
\$12,794.28

Amount Paid: \$ _____.

1350 NW LLC
6336 GREENVILLE AVE STE C
DALLAS TX 75206-1303

TAX ADMINISTRATOR

COREY WORSHAM RTA
PO BOX 462010
GARLAND, TX 75046-2010
(972)205-2410



2024 TAX STATEMENT
09/20/2024

PHYSICAL ADDRESS: 217 N 5TH STREET GARLAND, TX 75040

ACCOUNT: 0000162948

PROPERTY OWNER

CAD ACCOUNT: 26506000010010000

1350 NW LLC
6336 GREENVILLE AVE STE C
DALLAS, TX 75206-0000

RETAIN THIS PORTION FOR YOUR RECORDS

PROPERTY DESCRIPTION

0001350 W NORTHWEST HWY
S E C SATURN-NORTHWEST
BLK 1 LT 1 ACS 1.78

INT202200119007 DD04252022 CO

Market Value - Cap Adj = Total Appraised/Assessed

ASSESSED/APPAISED VALUE		EXEMPTED OR ADJUSTED VALUE		2024 PROPERTY TAX ASSESSMENT	
LAND	1,089,770	HOMESTEAD	-	TAXABLE VALUE	2,400,000
IMPROVEMENT	1,310,230	OVER 65/DISABLED	-	TAX ASSESSMENT RATIO	100%
MINERAL	-	DISABLED VETERAN	-	TAX RATE PER \$100 VALUE	0.689746
PERSONAL PROPERTY	-	CAP ADJ/AG DEFERRED	-	BASE TAX DUE	\$16,553.90
		EXEMPT/NOMINAL VALUE	-		
TOTAL MARKET VALUE	2,400,000	TOTAL EXEMPTED OR ADJUSTED VALUE	0	TOTAL TAX DUE (if paid by January 31, 2025)	\$16,553.90

TAX YEAR COMPARISON INFORMATION

TAX YEAR	ENTITY	APPRAISED VALUE	TAXABLE VALUE	TAX RATE	LEVY AMOUNT	LEVY AMOUNT % OF CHANGE
2024	120	2,400,000	2,400,000	0.689746	16,553.90	0.000%
2023	120	2,400,000	2,400,000	0.689746	16,553.90	22.562%
2022	120	1,884,570	1,884,570	0.716692	13,506.56	6.845%
2021	120	1,670,000	1,670,000	0.756965	12,641.32	- 1.642%
2020	120	1,670,000	1,670,000	0.769600	12,852.32	- 4.571%
2019	120	1,750,000	1,750,000	0.769600	13,468.00	59.287%
5 Year Comparison		37.143%	37.143%	- 10.376%	22.913%	
Rate Breakdown		2024 M&O	0.290448 I&S	0.399298 2023 M&O	0.314146 I&S	0.375600

TOTAL DUE IF PAID BY:

JANUARY 31, 2025	\$16,553.90
FEBRUARY 28, 2025 (7%)	\$17,712.67
MARCH 31, 2025 (9%)	\$18,043.75
APRIL 30, 2025 (11%)	\$18,374.83
MAY 31, 2025 (13%)	\$18,705.91
JUNE 30, 2025 (15%)	\$19,036.99

TAXES ARE DUE UPON RECEIPT AND
BECOME DELINQUENT FEBRUARY 01, 2025

SIGN UP FOR E-STATEMENTS AT <https://texaspayments.com/057120> (SECURE #4833152000)

RETURN THIS PORTION WITH PAYMENT

**MAKE PAYABLE TO:**

CITY OF GARLAND

PO BOX 462010
GARLAND, TX 75046-2010
(972)205-2410

2024 TAX STATEMENT

ACCOUNT #: 0000162948
CAD #: 26506000010010000
MTG CODE: .

TOTAL DUE IF PAID BY:

JANUARY 31, 2025	\$16,553.90
FEBRUARY 28, 2025 (7%)	\$17,712.67
MARCH 31, 2025 (9%)	\$18,043.75
APRIL 30, 2025 (11%)	\$18,374.83
MAY 31, 2025 (13%)	\$18,705.91
JUNE 30, 2025 (15%)	\$19,036.99

TAXES ARE DUE UPON RECEIPT AND
BECOME DELINQUENT FEBRUARY 01, 2025

PAY ONLINE AT: (FEES APPLY)
<https://texaspayments.com/057120>

PROPERTY OWNER

AUTOALL FOR AADC 752 127 AADC 10093TB25-A-3
33904 1 AB 0.588

@

1350NWLLC
6336 GREENVILLE AVE
DALLAS TX 75206-1303



GARLAND INDEPENDENT SCHOOL DISTRICT
KRISTI COOPER, RTA
P.O. BOX 461407 GARLAND, TEXAS 75046-1407
PHONE: (972) 494-8570 | E-MAIL: TAX@GARLANDISD.NET

RETAIN THIS PORTION FOR YOUR RECORDS

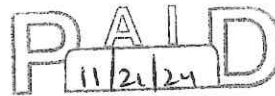


2024 TAX STATEMENT

10/04/2024

PROPERTY OWNER

1350 NW LLC
6336 GREENVILLE AVE STE C
DALLAS, TX 75206-0000



ACCOUNT: 0000139983

CAD ACCOUNT: 26506000010010000

PROPERTY DESCRIPTION

0001350 NORTHWEST HWY W
S E C SATURN-NORTHWEST
BLK 1 LT 1 ACS 1.787

INT202200119007 DD04252022 CO-

ACRES: 0.0000

Market Value - Cap Adj = Total Appraised/Assessed

ASSESSED/APPAISED VALUE		EXEMPTED OR ADJUSTED VALUE		2024 PROPERTY TAX ASSESSMENT	
LAND	1,089,770	HOMESTEAD	-	TAXABLE VALUE	2,400,000
IMPROVEMENT	1,310,230	OVER 65/DISABLED	-	TAX ASSESSMENT RATIO	100%
MINERAL	-	DISABLED VETERAN	-	TAX RATE PER \$100 VALUE	1.050900
PERSONAL PROPERTY	-	CAP ADJ/AG DEFERRED	-	BASE TAX DUE	\$25,221.60
		EXEMPT/NOMINAL VALUE	-		
TOTAL MARKET VALUE	2,400,000	TOTAL EXEMPTED OR ADJUSTED VALUE	0	TOTAL TAX DUE (if paid by January 31, 2025)	\$25,221.60

TAX YEAR COMPARISON INFORMATION							
TAX YEAR	ENTITY	APPRAISED VALUE	TAXABLE VALUE	TAX RATE	LEVY AMOUNT	LEVY AMOUNT	% OF CHANGE
2024	909	2,400,000	2,400,000	1.050900	25,221.60	-	0.218%
2023	909	2,400,000	2,400,000	1.053200	25,276.80		14.392%
2022	909	1,884,570	1,884,570	1.172500	22,096.58		5.321%
2021	909	1,670,000	1,670,000	1.256300	20,980.21		0.000%
2020	909	1,670,000	1,670,000	1.256300	20,980.21		- 13.750%
2019	909	1,750,000	1,750,000	1.390000	24,325.00		38.841%
5 Year Comparison		37.143%	37.143%	- 24.396%	3.686%		
Rate Breakdown 2024 M&O 0.666900 I&S 0.384000 2023 M&O 0.669200 I&S 0.384000							

SIGN UP FOR E-STATEMENTS AT [HTTPS://TEXASPAYMENTS.COM/057909](https://TEXASPAYMENTS.COM/057909)

RETURN THIS PORTION WITH PAYMENT

MAKE PAYABLE TO:

GARLAND ISD
KRISTI COOPER
P.O. BOX 461407
GARLAND, TEXAS 75046-1407

PROPERTY OWNER

1350 NW LLC
6336 GREENVILLE AVE STE C
DALLAS, TX 75206-0000

TOTAL DUE IF PAID BY:

JANUARY 31, 2025 \$25,221.60
FEBRUARY 28, 2025 (7%) \$26,987.12

TAXES ARE DUE UPON RECEIPT AND
BECOME DELINQUENT FEBRUARY 01, 2025



2024 TAX STATEMENT

ACCOUNT #: 0000139983

CAD #: 26506000010010000

MTG CODE: -

TOTAL DUE IF PAID BY:

JANUARY 31, 2025 \$25,221.60
FEBRUARY 28, 2025 (7%) \$26,987.12

TAXES ARE DUE UPON RECEIPT AND
BECOME DELINQUENT FEBRUARY 01, 2025

PAY ONLINE AT: (FEES APPLY)
[HTTPS://TEXASPAYMENTS.COM/057909](https://TEXASPAYMENTS.COM/057909)