

Ranger Ridge Holdings LLC

Monthly Owner Report · **October 2026** · Blaze Real Estate · Amarillo, TX

Sample report. Owner, addresses and figures are fictional. Owners receive this report on a private link on the 16th of each month.

Portfolio at a glance

PROPERTIES 6 6 units total	OCCUPANCY 83.3% 5 of 6 occupied	MONTHLY RENT \$6,600 Contracted on occupied units	MARKET RENT \$7,945 Gross potential at full occupancy
OUTSTANDING \$800 Nothing aged 60+	OPEN WORK ORDERS 4 Oldest 11 days	COMPLETED WORK ORDERS 4 Last 30 days	LEASES ENDING 1 Within 60 days

This is an operational report, not a financial statement. Figures are as of the most recent nightly AppFolio sync, not a month-end close — your AppFolio owner statement remains the financial record of account.

Priority observations — 3 items

1. 3305 Caprock Ln — \$800 outstanding

Balance from October rent, 16 days old. A late notice has been sent and we are following up with the resident.

2. 4100 Palo Duro Ct — vacant, in turn

Make-ready is under way. Market rent is set at \$1,195 and the listing goes live 10/24.

3. 2211 Mesquite Bend — lease ends 2026-12-15

Within 60 days. A renewal offer goes to the resident this month.

Properties

PROPERTY	UNITS	OCCUPIED	MONTHLY RENT	BALANCE	WOS	STATUS
1201 Ranger Ridge Rd Amarillo	1	1/1	\$1,425	—	1	Full
1418 Longhorn Trl Amarillo	1	1/1	\$1,350	—	1	Full
2207 Mesquite Bend Amarillo	1	1/1	\$1,400	—	1	Full
2211 Mesquite Bend Amarillo	1	1/1	\$1,275	—	—	Full
3305 Caprock Ln Amarillo	1	1/1	\$1,150	\$800.00	—	Full
4100 Palo Duro Ct Amarillo	1	0/1	\$0	—	1	Vacant · in turn
Total	6	5/6	\$6,600	\$800.00	4	

Work orders

Open — 4

WO	PROPERTY	ISSUE	OPENED	AGE	STATUS
#10511	1418 Longhorn Trl Fencing	Three loose fence pickets on the north side.	2026-10-05	11 days	Scheduled 10/20
#10540	4100 Palo Duro Ct Turn crew	Make-ready: clean, touch-up paint, two blinds.	2026-10-06	10 days	In progress
#10533	2207 Mesquite Bend Plumbing	Kitchen faucet dripping.	2026-10-09	7 days	Scheduled 10/20
#10552	1201 Ranger Ridge Rd HVAC	Upstairs not cooling. Diagnose HVAC.	2026-10-14	2 days	Scheduled 10/17

Completed in the last 30 days — 4

WO	PROPERTY	WORK DONE	COMPLETED	COST
#10528	3305 Caprock Ln	Water heater leaking at base. Replaced 40-gallon gas unit; hot water restored the next day.	2026-10-09	\$1,280
#10455	3305 Caprock Ln	Cleared clogged bathtub drain.	2026-10-11	\$145
#10470	1418 Longhorn Trl	Replaced failed garage door opener.	2026-10-03	\$385
#10441	2211 Mesquite Bend	Replaced two expired smoke alarms.	2026-09-28	\$96
Total				\$1,906

Unit detail — smaller properties

UNIT	STATUS	RENT	MARKET RENT	LEASE ENDS	MARKETING
1201 Ranger Ridge Rd 1201 Ranger Ridge Rd	Current	\$1,425	\$1,500	2027-09-30	—
1418 Longhorn Trl 1418 Longhorn Trl	Current	\$1,350	\$1,425	month-to-month	—
2207 Mesquite Bend 2207 Mesquite Bend	Current	\$1,400	\$1,400	2027-01-31	—
2211 Mesquite Bend 2211 Mesquite Bend	Current	\$1,275	\$1,275	2026-12-15	—
3305 Caprock Ln 3305 Caprock Ln	Current	\$1,150	\$1,150	month-to-month	—
4100 Palo Duro Ct 4100 Palo Duro Ct	Vacant-Unrented	—	\$1,195	—	Make-ready · listing 10/24

Occupancy counts a unit as occupied while a resident is still in it, including residents who have given notice or are in eviction.