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5TH COMMERCIAL LLC

QUARTERLY REPORT Q2 - 2026

ASSET PROFILE

Location:	215 5th St SE, Moultrie, GA 31768
Asset type:	Commercial – Retail Shopping center
Total Square Feet:	97,075 SQFT
Total Leased:	93,075 SQFT
Major Tenants:	Roses, Save-A-lot, Dollar tree



HIGHLIGHTS & UPDATES

Y-centers has been changed the maintenance company onsite and fully took over management on the property.

LEASING SUMMERY

Y-centers approached the MTM tenants and was able to renew 4 out of 8 tenants. The new leases are for 3-year term with 4 extension options of 5 year each. Y-centers was able to increase the rents to fair market value.

Y-centers has prepared the vacant unit 616 and started to receive calls from potential tenants to lease out the space.

SUMMERY

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Profit and Loss

5TH Commercial LLC

April 01 – June 30, 2026

▼ Income	
Rent	114,943.77
Total for Income	\$114,943.77
Gross Profit	\$114,943.77
▼ Expenses	
Insurance	7,434.06
Interest paid	14,150.94
landscaping	2,700.00
Repairs & maintenance	514.00
Total for Expenses	\$24,799.00
Net Operating Income	\$90,144.77
Net Income	\$90,144.77

PROFIT & LOSS

Last fiscal quarter ▼

Net profit for Q2 FY26

↑ Up 205% from Q1, FY26

\$114,944

Income



\$24,799

Expenses



EXPENSES

Last fiscal quarter ▼

Spending for Q2 FY26

↓ Down 66% from Q1, FY26



● Interest paid: 14150.94 ↓ 76%

● Insurance: 7434.06 ↓ 49%

● Landscaping: 2700 ↑ 100%

● Repairs & maintenance: 514 ↓ 11%

NOTES:

1. The **NOI** for this period before debt (interest payments), came out to **\$104,295.11** (for internal calculations and predictions comparisons).

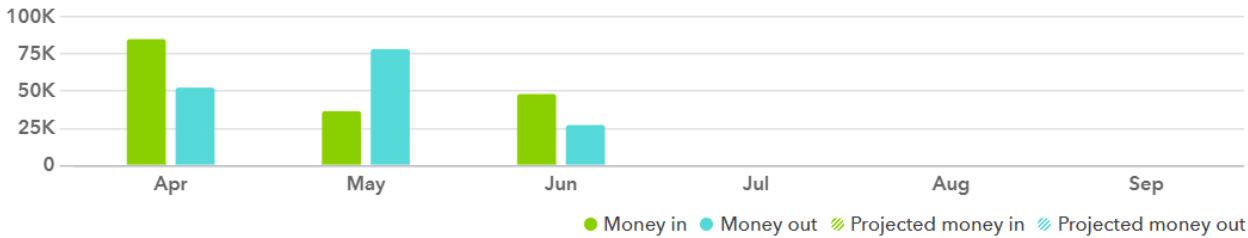
Statement of cash flow

5TH Commercial LLC

April 01 – June 30, 2026

▼ OPERATING ACTIVITIES	
Net Income	90,144.77
Adjustments to reconcile Net Income to Net Cash provided by operati...	
Net cash provided by operating activities	\$90,144.77
▼ INVESTING ACTIVITIES	
215 5th St SE, Moultrie, GA 31768:CapEx	-6,708.17
Net cash provided by investing activities	-\$6,708.17
▼ FINANCING ACTIVITIES	
215 Mortgage (Principal)	-5,092.46
Member Contribution - Ariel Yisraelian:Member Contribution Ariel (Za...	-1,400.00
Member Contribution - Ariel Yisraelian:Member Distribution Ariel	-55,393.32
Member Contribution - Eilam Hasson:Member Distribution Eilam Has...	-609.30
Member Contribution - OBRM Investments LLC:Member Distribution ...	-2,962.50
Net cash provided by financing activities	-\$65,457.58
NET CASH INCREASE FOR PERIOD	\$17,979.02
Cash at beginning of period	\$17,290.54
CASH AT END OF PERIOD	\$35,269.56

CASH FLOW



Balance sheet
5TH Commercial LLC
June 30, 2026

✓ Assets	
✓ Current Assets	
✓ Bank Accounts	
Escrow Ameris - 0983	9,157.75
Main Ameris - 2668	26,111.81
Total for Bank Accounts	\$35,269.56
Total for Current Assets	\$35,269.56
✓ Fixed Assets	
✓ 215 5th St SE, Moultrie, GA 31768	\$3,412,706.59
CapEx	8,817.55
Total for 215 5th St SE, Moultrie, GA 31768	\$3,421,524.14
215 Closing costs (real estate transaction)	137,016.37
Total for Fixed Assets	\$3,558,540.51
Total for Assets	\$3,593,810.07
✓ Liabilities and Equity	
✓ Liabilities	
✓ Current Liabilities	
✓ Other Current Liabilities	
Tenant Security Deposits	15,250.70
Total for Other Current Liabilities	\$15,250.70
Total for Current Liabilities	\$15,250.70
✓ Long-term Liabilities	
215 Mortgage (Principal)	2,825,900.99
Total for Long-term Liabilities	\$2,825,900.99
Total for Liabilities	\$2,841,151.69
✓ Equity	
✓ Member Contribution - Ariel Yisraelian	\$406,369.84
Member Contribution Ariel (Zach)	38,600.00
Member Distribution Ariel	-67,893.32
Total for Member Contribution - Ariel Yisraelian	\$377,076.52
✓ Member Contribution - Eilam Hasson	\$40,625.00
Member Distribution Eilam Hasson	-609.30
Total for Member Contribution - Eilam Hasson	\$40,015.70
Member Contribution - Gal Kalderon	32,500.00
Member Contribution - Ido Taichman	32,500.00
✓ Member Contribution - OBRM Investments LLC	\$97,500.00
Member Distribution OBRM Investments LLC	-2,962.50
Total for Member Contribution - OBRM Investments LLC	\$94,537.50
Member Contribution - Sahar Eitam	16,250.00
Opening Balance Equity	-19.00
Retained Earnings	40,140.76
Net Income	119,656.90
Total for Equity	\$752,658.38
Total for Liabilities and Equity	\$3,593,810.07

Rent Roll

5TH Commercial LLC

End of Q2 - 2026

Tenant	GLA (SF)	% of GLA	Lease Start	Lease End	Remaining Term (Yrs)	Base Rent (\$/PSF)	Base Rent (Annual \$)	Reimb Method
Roses	40,500	41.72%	5/22/1905	3/16/2031	4.71	\$2.47	\$100,000	NN
Sav-A-lot	19,173	19.75%	5/22/2010	7/31/2029	3.09	\$3.44	\$66,000	Gross
Dollar tree	10,050	10.35%	2/23/2024	2/28/2029	2.67	\$8.96	\$90,000	NNN
Western weare	7,000	7.21%	9/1/2010	5/31/2029	2.92	\$3.43	\$24,000	Gross
Tienda La Raina	5,200	5.36%	9/1/2004	5/31/2029	2.92	\$4.85	\$25,200	Gross
Tienda Quezal	2,995	3.09%	4/1/2014	6/30/2030	4.00	\$10.02	\$30,000	N
Chappiles mattress	1,332	1.37%	6/1/2021	MTM	MTM	\$7.66	\$10,200	Gross
Mily Salon	1,330	1.37%	2/28/2014	9/30/2028	2.25	\$5.95	\$7,914	Gross
Quality insurance	1,200	1.24%	9/1/2011	6/30/2030	4.00	\$8.50	\$10,200	Gross
Canela Café, Smoothies & more	1,200	1.24%	8/15/2018	MTM	MTM	\$7.00	\$8,400	Gross
Taquiero Nichoacana	1,200	1.24%	9/1/2007	MTM	MTM	\$8.00	\$9,600	Gross
Dr Taxes	995	1.02%	3/1/2016	2/28/2029	2.67	\$6.00	\$5,970	NNN
Towers tortillas	900	0.93%	6/7/2019	4/30/2029	2.83	\$4.60	\$4,140	Gross
VACANT — Suite 616	4,000	4.12%	—	—	—	—	—	—
Total Occupied	93,075	96.2%			3.21	6.22	\$391,623	
Total Vacant	4,000	3.8%			Average	Total	Average	
Total Property	97,075	100%						



For any questions, please do not hesitate to contact us at capital@Y-center.com so we can promptly address any inquiries.

Warm Regards,

Ron Cohen
Managing Partner

ELITE ACCESS

CAPITAL MEMBERSHIP

Capital Members gain exclusive access to Y-Centers’ acquisition pipeline and pre-market deal flow. This membership provides qualified investors direct entry into Southeast retail CRE opportunities.

APPLY FOR CAPITAL MEMBERSHIP

Applications reviewed within 7–10 business days