INVOICE

New World Enterprises INC
30031 Westlake Drive, Menifee, CA 92584,
UNITED STATES
Phone: +1 909-794-3114;
Newworld31843@gmail.com

PAID

Invoice No#: 0593
Invoice Date: Dec 5, 2023

$0.00
AMOUNT DUE

BILL TO
vavila@ipgliving.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT($)
1	Preliminary Education: Salesperson Chloe Rubio: millvilla_am@ipgliving.com	1	$200.00	$200.00

Subtotal	$200.00
TOTAL	**$200.00 USD**
Amount paid	$200.00
AMOUNT DUE	**$0.00 USD**

003715

INVOICE

New World Enterprises INC
30031 Westlake Drive, Menifee, CA 92584,
UNITED STATES
Phone: +1 909-794-3114;
Newworld31843@gmail.com

Invoice No#: 0612
Invoice Date: Jan 16, 2024
Due Date: Jan 16, 2024

PAID

$0.00
AMOUNT DUE

BILL TO
IPG
Valerie Avila
vavila@ipgliving.com

SHIP TO
IPG
Valerie Avila

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT($)
1	Preliminary Education: Salesperson Melissa Montgomery: millvilla@ipgliving.com	1	$200.00	$200.00

Subtotal	$200.00
TOTAL	**$200.00 USD**
Amount paid	$200.00
AMOUNT DUE	**$0.00 USD**

STATE OF CALIFORNIA
CALIFORNIA DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

Credit Card Receipt

Customer:		Date Received	01/17/2024
VALERIE AVILA		Card #	XXXX-XXXX-XXXX-9003
18006 SKY PARK CIRCLE # 200,		Authorization #	033254
IRVINE, CA, 92614		Amount	$86.00

DATE	DTN	REFERENCE	FEES
01/17/2024	13214168 - Examination - SP		$86.00
		Total Fees:	$86.00
		Previously Paid:	$0
		Paid Today:	$86.00
		Balance Due:	$0

Please Note: This payment does not complete your application. If you have any questions please contact (800) 952-8356 and reference your DTN number listed above.

Contact: California Department of Housing & Community Development
Headquarters Phone: (800) 952-8356
Mailing Address: PO Box 277820
Sacramento, CA 95827

Market Stat, LLC
PO Box 8680
Wichita, KS 67208 US
785-328-9537
kathleen@marketstat.com

Invoice

BILL TO
Investment Property Group
18006 Sky Park
Suite 200
Irvine, CA 92614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19381	03/22/2024	$100.00	04/21/2024	Net 30	

DATE	PRODUCT/SERVICE	DESCRIPTION	QUANTITY	RATE	AMOUNT
02/22/2024	**Manufactured Home Shop**	Mill Villa shop id 5114281	1	100.00	100.00

SUBTOTAL	100.00
TAX	0.00
TOTAL	100.00
BALANCE DUE	**$100.00**

Sage Apartment Communities, Inc.
Yardi Systems, Inc. \\alwyfs01\alwyuser\Rbarillas\desktop\temp1\6060 - Education & Training\[6060 - 5.30.2024 - Yardi Aspire Training - $292.17.xlsx]2024 Yardi License

Invoice Date:	4/5/2024
Invoice Number:	4421626
Due Date:	6/4/2024
Invoice Amount	$ 508,694.48

Please reimburse Sage Apartment Communities, Inc.

			***		***					
		$ 3,852.84	$ 73,132.64	$ 237,549.90	$ 52,836.00	$ 52,107.72	$ 41,514.00	$ 43,777.47	Corp website	$ 504,770.57
Property Name	Units	ASP Budget & Forecasting	Revenue IQ	ASP Voyager SaaS Select	ASP Portal Rent Café	ASP Procure to Pay	Rent café CRM	Yardi Aspire		Total Reimbursable
IPG								**$ 31,553.89**	**$ 3,923.91**	**31,553.89**
Aldrich Apartments	28	$ 14.78	$ 532.42	$ 911.40	384.66	199.92	302.23	46.90		2392.31
Antelope Valley	120	63.34		3,906.02		856.80		200.99		5027.15
Aspen Riverpark	262	138.32		8,528.10		1,870.68		438.83		10,975.93
Blaisdell Portfolio LLC	151	79.72		4,915.05		1,078.14		252.91		6,325.82
Bolero Flats	259	136.73	4,924.95	8,430.45	3,558.11	1,849.26	2,795.65	433.80		22,128.95
Cambridge Towers	113	59.66	2,148.72	3,678.15	1,552.38	806.82	1,219.73	189.27		9,654.73
Canterbury	180	95.03	3,422.74	5,859.00	2472.82	1,285.20	1,942.93	301.49		15,379.21
Central Park Manor	109	57.54	2,072.66	3,547.95	1,497.43	778.26	1,176.55	182.57		9,312.96
Channel Island - LIHTC	151	79.72		4,915.05		1,078.14		252.91		6,325.82
Creek point	101	53.32	1920.54	3,287.55	1387.53	721.14	1,090.20	169.17		8,629.45
Parkway Plaza	316	166.83		10,285.80		2,256.24		529.28		13,238.15
Fieldstone	154	81.30	2928.35	5,012.70	2115.64	1,099.56	1,662.29	257.94		13,157.78
Grandview Apartments	88	46.46	1673.34	2,864.40	1208.94	628.32	949.88	147.39		7,518.73
Greenway Apartments	196	103.47	3,726.99	6,379.80	2,692.63	1,399.44	2,115.64	328.28		16,746.25
Hangar128	223	117.73	4,240.40	7,258.65	3,063.55	1,592.22	2,407.08	373.51		19,053.14
Idlewild	215	113.51	4,088.28	6,998.25	2,953.65	1,535.10	2,320.73	360.11		18,369.63
Kapuna	162	85.52		5,273.10		1,156.68		271.34		6,786.64
Knollwood East	129	68.10	2452.97	4,198.95	1772.19	921.06	1,392.44	216.06		11,021.77
Knollwood West	187	98.72	3555.85	6,086.85	2568.99	1,335.18	2,018.49	313.21		15,977.29
Lenox - LIHTC	212	111.92		6,900.60		1,513.68		355.08		8,881.28
Lyndy Apartments	111	58.60	2,110.69	3,613.05	1,524.91	792.54	1,198.14	185.92		9,483.85
Maven	137	72.33	2,605.09	4,459.35	1,882.09	978.18	1,478.79	229.46		11,705.29
Mendota		-		-		-		-		-
Mountain High	112	59.13	2129.71	3,645.60	1538.65	799.68	1,208.94	187.59		9,569.30
Oakhill	164	86.58	3,118.50	5,338.20	2,253.02	1,170.96	1,770.23	274.69		14,012.18
OPTII - LIHTC - MSHDA	301	158.91		9,797.55		2,149.14		504.15		12,609.75
Orchard Hills	142	74.97	2700.17	4,622.10	1950.78	1,013.88	1,532.76	237.84		12,132.50
Parkview - LIHTC	226	119.31		7,356.30		1,613.64		378.53		9,467.78
Piercepark	430	227.04		13,996.50		3,070.21		720.22		18,013.93
Parkside	225	118.78	4,278.43	7,323.75	3,091.03	1,606.50	2,428.67	376.86		19,224.02
Parktrace - LIHTC	171	90.28		5,566.05		1,220.94		286.41		7,163.68
Regatta		-	0	-	0	-	-	-		-
Silver Bay	185	97.67	3517.82	6,021.75	2541.51	1,320.90	1,996.90	309.86		15,806.41
Spinnaker		-	-	-	-	-	-	-		-
Summercrest - LIHTC	371	195.86		12,076.05		2,648.94		621.40		15,542.25
Townfair	265	139.90	5039.04	8,625.75	3640.55	1,892.10	2,860.43	443.85		22,641.62
Tualatin	240	126.70		7,812.00		1,713.60		401.98		10,054.28
Villa Valley	146	77.08		4,752.30		1,042.44		244.54		6,116.36
Wayzata	107	56.49	2,034.63	3,482.85	1,469.96	763.98	1,154.97	179.22		9,142.10
Whispering woods	193	101.89		6,282.15		1,378.02		323.26		8,085.32
Wood Creek	70	36.96	1331.07	2,278.50	961.65	499.80	755.59	117.24		5,980.81
Waterford	200	105.59	3,803.05	6,510.00	2,747.58	1,428.00	2,158.81	334.98		17,088.01
Waverly	146	77.08	2,776.23	4,752.30	2,005.73	1,042.44	1,575.93	244.54		12,474.25
Total - All Properties	**7,298**	**3,852.87**	**73,132.64**	**237,549.92**	**52,835.98**	**52,107.73**	**41,514.00**	**43,777.47**	**3,923.91**	**504,770.57**
Total - Conventional Properties	3,846									
Affordable	3,452									

*** - conventional properties only

Proration for Aspire

MHC # of properties	111	
MF # of properties	43	
Total	**154**	$ 31,553.89

Client	100055788	**Yardi Invoice Number**	4421626
Due Date	06/04/2024	**Invoice Date**	04/05/2024
		Currency	USD

Product Description	Comments	Unit of Measure	Quantity	$/UOM	Amount
Affordable		Units	4,169	$0.00	$0.00
Budgeting & Forecasting		DU	4	$963.21	$3,852.84
Revenue IQ		Units	3,850	$19.04	$73,304.00
Voyager SaaS Select Property Management		Units	7,509	$32.55	$244,417.95
RENTCafé Portal Package		Units	3,885	$14.28	$55,477.80
CHECKscan		Units	7,809	$0.00	$0.00
Procure to Pay		Units	7,509	$7.14	$53,614.26
RENTCafe CRM		Units	3,885	$11.22	$43,589.70
Yardi Aspire Premium		Units	7,509	$5.83	$43,777.47
Buffer Units/DUs		Units	500	$0.00	$0.00
RENTCafé Corporate Website		each	1	$3,923.91	$3,923.91

Invoice Sub Total	$521,957.93
Sales Tax	$0.00
Payment/Credit	$0.00

Total Fees Due	**$521,957.93**

Unit Adjustments

Revenue IQ	9	19.04	171.36
Voyager	211	32.55	6,868.05
rent café	185	14.28	2,641.80
Check Scan	511		-
P2P	211	7.14	1,506.54
CRM	185	11.22	2,075.70
			13,263.45

Bill To:

Investment Property Group UT, Inc.
Urvi Mehta
18006 Sky Park Cir
Ste 200
Irvine, CA 92614-6406

Ship To:

Investment Property Group UT, Inc.
Urvi Mehta
18006 Sky Park Cir
Ste 200
Irvine, CA 92614-6406

Sage Apartment Communities, Inc.
Yardi Systems, Inc. \\alwyfs01\alwyuser\Rbarillas\desktop\temp1\6060 - Education & Training\[6060 - 5.30.2024 - Yardi Aspire Training - $292.17.xlsx]2024 Yardi License

Invoice Date:	4/5/2024
Invoice Number:	4421626
Due Date:	6/4/2024
Invoice Amount	$ 508,694.48

Please reimburse Sage Apartment Communities, Inc.

			***		***					
		$ 3,852.84	$ 73,132.64	$ 237,549.90	$ 52,836.00	$ 52,107.72	$ 41,514.00	$ 43,777.47	Corp website	$ 504,770.57
Property Name	Units	ASP Budget & Forecasting	Revenue IQ	ASP Voyager SaaS Select	ASP Portal Rent Café	ASP Procure to Pay	Rent café CRM	Yardi Aspire		Total Reimbursable

Proration for Aspire

MHC # of properties	111	
MF # of properties	43	
Total	**154**	$ 31,553.89

Client	100055788	**Yardi Invoice Number**	4421626
Due Date	06/04/2024	**Invoice Date**	04/05/2024
		Currency	USD

Product Description	Comments	Unit of Measure	Quantity	$/UOM	Amount
Affordable		Units	4,169	$0.00	$0.00
Budgeting & Forecasting		DU	4	$963.21	$3,852.84
Revenue IQ		Units	3,850	$19.04	$73,304.00
Voyager SaaS Select Property Management		Units	7,509	$32.55	$244,417.95
RENTCafé Portal Package		Units	3,885	$14.28	$55,477.80
CHECKscan		Units	7,809	$0.00	$0.00
Procure to Pay		Units	7,509	$7.14	$53,614.26
RENTCafe CRM		Units	3,885	$11.22	$43,589.70
Yardi Aspire Premium		Units	7,509	$5.83	$43,777.47
Buffer Units/DUs		Units	500	$0.00	$0.00
RENTCafé Corporate Website		each	1	$3,923.91	$3,923.91

Invoice Sub Total	$521,957.93
Sales Tax	$0.00
Payment/Credit	$13,263.45
Total Fees Due	**$508,694.48**

Pacific States
UTILITY COMPANY

INVOICE

Date	Invoice No.
4/22/2024	0424152

Bill To:

IPG Investment Property Group
PO Box 1660
Portsmouth, NH 03802

Ship To:

IPG Investment Property Group
Attn: Valerie Avila
18006 Sky Park Circle, Suite 200
Irvine, CA 92614

Job Number	Terms of Sale	Sales Rep.	Ship VIA	Ship Date	PO Number
24-0656	Net 30 Days	LE		4/11/2024	

Description	Quantity	Rate	Amount
ZOOM - Qualification training and PUC compliance Note: $625.00 Flat Rate up to 6 People		625.00	625.00
38 People Qualified			
Additional Attendees	32	25.00	800.00
Scott Christensen - Sundance, Escondido Kaitlyn Storey - Starlite Village, Costa Mesa Teana Leavitt - Camarillo Estates, Camarillo Joe Puertos - Camarillo Estates, Camarillo Christina Hill - Lamplighter, Camarillo Ana Tapia - Lamplighter, Camarillo Jose Zapata - Lamplighter, Camarillo Gina Ball - The Crest, Simi Valley Marelynn Estrada - Laurel Canyon, Sun Valley Jimena Vallecillo - Garden Terrace, Garden Grove Rafael Lazcano - Garden Terrace, Garden Grove Humberto Gallegos - Prado Verde, Westminster Arnulfo Rubio - Prado Verde, Westminster Kathy Torzok - Prado Verde, Westminster Robert Frost - King Arthur, Riverside Sharr Williams - King Arthur, Riverside Hector Vivas - King Arthur, Riverside Chris McBain - Rancho Huntington, Huntington Beach Angel Rubio - Rancho Huntington, Huntington Beach Hugo Galeana - Skandia, Huntington Beach			

	Total	

Pacific States
UTILITY COMPANY

INVOICE

Date	Invoice No.
4/22/2024	0424152

Bill To:

IPG Investment Property Group
PO Box 1660
Portsmouth, NH 03802

Ship To:

IPG Investment Property Group
Attn: Valerie Avila
18006 Sky Park Circle, Suite 200
Irvine, CA 92614

Job Number	Terms of Sale	Sales Rep.	Ship VIA	Ship Date	PO Number
24-0656	Net 30 Days	LE		4/11/2024	

Description	Quantity	Rate	Amount
Alex Knoll - Skandia, Huntington Beach			
Erika Villagomez - Summerset Estates, Westminster			
Jaime Aguilar - Summerset Estates, Westminster			
Carrie Holloway - Sunset Estates, El Dorado Hills			
Ari Hertling - Woodland Park, Woodland Park			
Jacob Freeman - Woodland Park, Woodland Park			
Wendy Possela - Woodland Park, Woodland Park			
Michael Espenshade - Woodland Park			
Ranjit Sandhu - Fairway Estates, North Highlands			
Blane Dahme - Fairway Estates, North Highlands			
Melissa Montgomery - Mill Villa Estates, Jamestown			
Chloe Rubio - Mill Villa Estates, Jamestown			
Adam Ryan - Mill Villa Estates, Jamestown			
Wendy Thorton - Mill Villa Estates, Jamestown			
Tim Pappas - Royal Gardens, Westminster			
Sandy Pappas - Royal Gardens, Westminster			
Brandon Sorochinsky - Royal Gardens, Westminster			
Valerie Avila - IPG Corporate			

$37.50
per person

Past due accounts will be charged a finance charge of 1 1/2% per month, which is an annual percentage rate of 18%. For proper credit, please include property name with payment. Thank you.

Total $1,425.00

US Bank Ending July 05 2024

Save | Comments | History | Translate

Date Incurred
6/12/2024

Attendees
0

Category
Administrative Expenses

$0.00 USD

Vendor
PAYPAL *NEW WORLD

Currency
United States Dollar

Payment Type
US Bank Corporate Card

Exchange Rate
1

GL Code
MHC-6060-* Split

Property Name Reference Only

Taxes

☐ Personal Expense

☑ Receipt Included

Expense Description for GL Notes
Cost to purchase required hours of continuing education for my

Receipt Total
$100.00 USD

Split Allocation of Properties
Fairway Estates 49; Garden Terrace 50; King Arthur 61;

Total
$100.00 USD

INVOICE

New World Enterprises INC
30031 Westlake Drive, Menifee, CA 92584,
UNITED STATES
Phone: +1 909-794-3114;
Newworld31843@gmail.com

Invoice No#: 0710
Invoice Date: Jun 11, 2024

PAID
$0.00
AMOUNT DUE

BILL TO
Valerie Avila <vavila@ipgliving.com>

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT($)
1	6 Hours of Continuing Education Valerie Avila <vavila@ipgliving.com>	1	$100.00	$100.00

Subtotal	$100.00
TOTAL	**$100.00 USD**
Amount paid	$100.00
AMOUNT DUE	**$0.00 USD**

003723

Market Stat, LLC
PO Box 8680
Wichita, KS 67208 US
785-328-9537
kathleen@marketstat.com

Invoice

BILL TO
Investment Property Group
18006 Sky Park
Suite 200
Irvine, CA 92614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19891	07/27/2024	$100.00	08/26/2024	Net 30	

DATE	PRODUCT/SERVICE	DESCRIPTION	QUANTITY	RATE	AMOUNT
06/12/2024	**Manufactured Home Shop**	Mill Villa shop id# 5248735	1	100.00	100.00

SUBTOTAL	100.00
TAX	0.00
TOTAL	100.00
BALANCE DUE	**$100.00**

US Bank Ending September 07 2024

Save | Comments | History | Translate

Date Incurred
8/13/2024

Category
Administrative Expenses

Vendor
PAYPAL *NEW WORLD

Payment Type
US Bank Corporate Card

GL Code
MHC-6060-* Split

Property Name Reference Only

☐ Personal Expense

☑ Receipt Included

Expense Description for GL Notes
Laura's HCD License - MH split all CA properties

Split Allocation of Properties
Camarillo 25; Lamplighter 63; Laurel Canyon 64; The Crest 106;

Attendees
0

$0.00 USD

Currency
United States Dollar

Exchange Rate
1.0000000000

Taxes

Receipt Total
$200.00 USD

Total
$200.00 USD

INVOICE

New World Enterprises INC
30031 Westlake Drive, Menifee, CA 92584,
UNITED STATES
Phone: +1 909-794-3114;
Newworld31843@gmail.com

Invoice No#: 0768
Invoice Date: Aug 13, 2024
Due Date: Sep 12, 2024

PAID

$0.00
AMOUNT DUE

BILL TO
Laura Rivera <lrivera@ipgliving.com>

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT($)
1	Preliminary Education: Salesperson Laura Rivera <lrivera@ipgliving.com>	1	$200.00	$200.00

Subtotal	$200.00
TOTAL	**$200.00 USD**
Amount paid	$200.00
AMOUNT DUE	**$0.00 USD**

003725