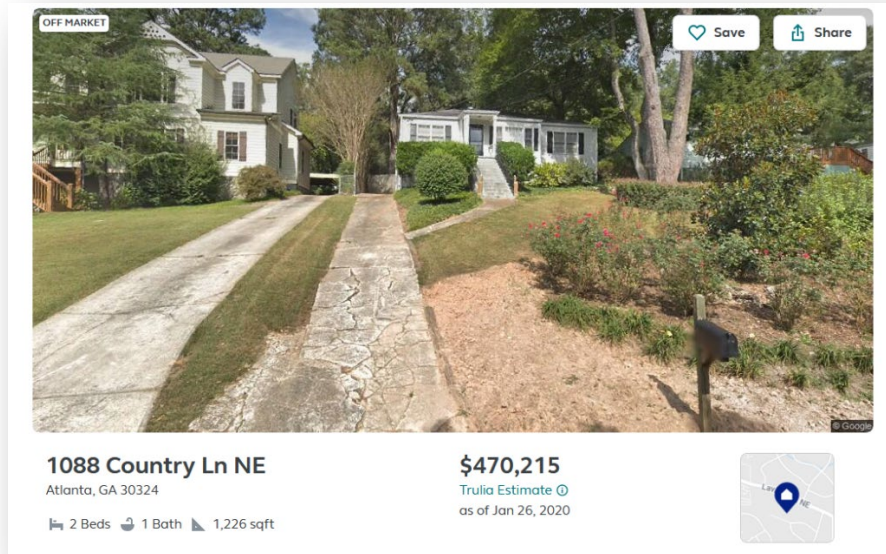


# **EXHIBIT P**

Judge Jill A. Pryor Real Estate Audit (2020)

## 1088 Country Lane, LLC (Rental Property #1)

(2012 declaration: was formed to own rental property but currently owns none)



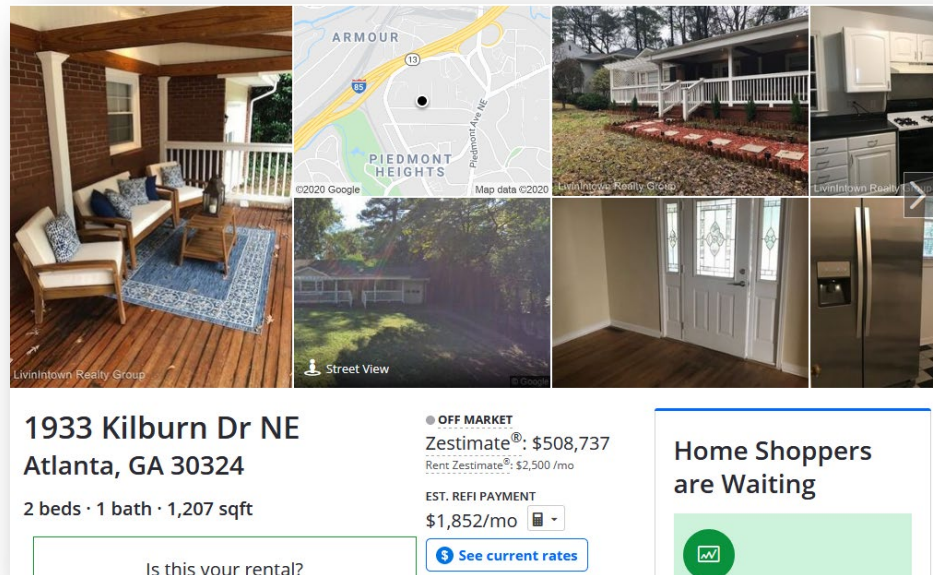
Atlanta, *Rental property #1* is the address listed as **1088 Country Ln, NE**, Atlanta, GA 30324 with a current valuation of \$470k is was purchased by *Jill A. Pryor* on 30<sup>th</sup> March 1993 for \$104,000, per Dekalb tax records and she is the current owner. The property is listed as ‘off market’.

Despite there being a matching LLC, the 2012 Congress disclosure defies this or any rental property as being inside that LLC. It is included here as a *keyword match* but perhaps the rental was ‘reassigned’ for tax purposes into another LLC.

In the 2017 report it disclosed annual rental income category E, which falls into the \$15-50k p.a. income earned range.

## 1933 Kilburn Drive, LLC (Rental Property #2)

(2012 declaration: was formed to own rental property but currently owns none)



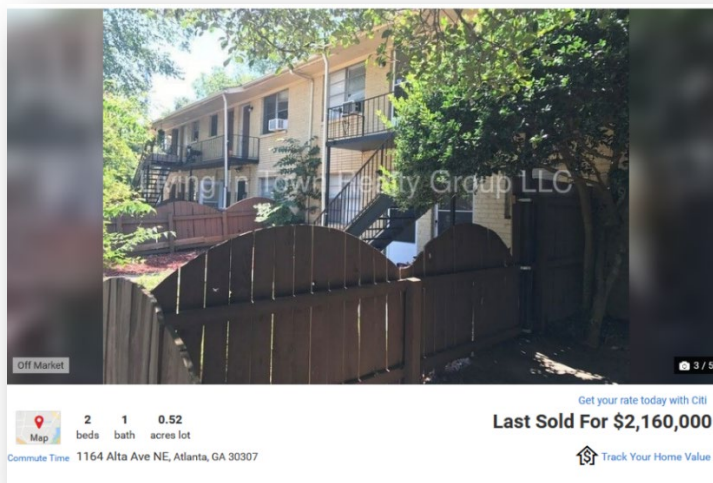
Atlanta, *Rental property #2* is the address listed as **1933 Kilburn Dr NE**, Atlanta, GA 30324 with a current valuation of \$508k and generally seeks a rental of \$2k per month. It was last removed from listing for rental on 1 July 2019.

Despite there being a matching LLC, the 2012 Congress disclosure defies this or any rental property as being inside that LLC. It is included here as a *keyword match* but perhaps the rental was ‘reassigned’ for tax purposes into another LLC.

In the 2017 report it disclosed annual rental income category E, which falls into the \$15-50k p.a. income earned range. The report disclosed this property as having a **Ditech** mortgage in the range of \$100-\$250k.

### **Sussex Properties, L.L.C. (Rental Property #3)**

(2012 declaration: owns rental property)



Per the 2017 report, the that income and valuation, it suggests the real estate in question is commercial; based on the rental income. The building is referenced in the report as;


*‘VII lines 3 & 11; Member. This entity owns a residential apartment building.’*

This would be the following business asset; the **commercial apartment building** at 1164 Alta Ave., Atlanta, Georgia was purchased for \$910,000 on 24

June 2002 and it was sold, on 5 Jan 2018 for \$2,160,000.

In the 2017 report it disclosed annual rental income category G, which falls into the \$100k- \$1M p.a. income earned range.

### No Entity Assigned (Rental Property #4)



**2512 Cardwell Way**  
Sarasota, FL 34231

3 beds · 2 baths · 1,442 sqft

2512 Cardwell Way, Sarasota, FL is a single family home that contains 1,442 sq ft and was built in 1971. It contains 3 bedrooms and 2 bathrooms. This home last sold for \$166,000 in May 2001. The Zestimate for this house is \$332,646, which has decreased by \$10,518 in the last 30 days. The Rent Zestimate for this home is \$2,500/mo, which has increased by \$89/mo in the last 30 days.

● OFF MARKET  
Zestimate®: \$332,646  
Rent Zestimate®: \$2,500 /mo

EST. REFI PAYMENT  
\$1,221/mo

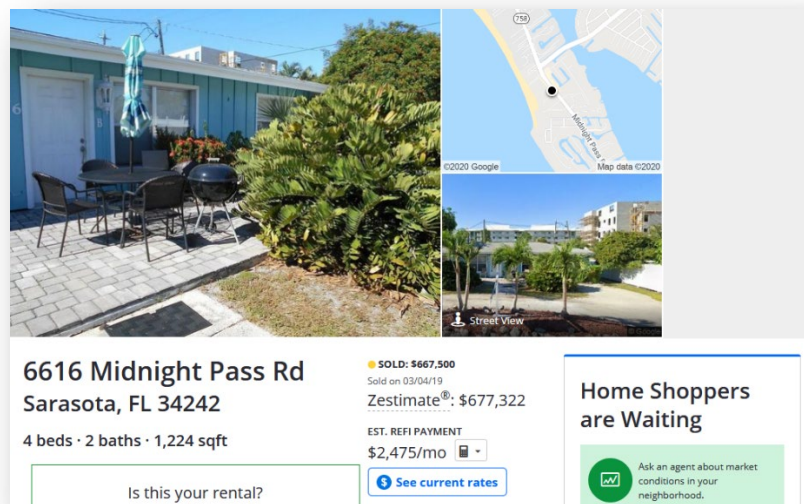
[See current rates](#)

One of the other Sarasota, Fl., rental properties is tentatively assigned to be the lower rental income producing property, namely *Rental property #4*. This is assumed to be the current residence of the *parents* of *Jill Pryor*, who submitted an amended Quit Claim Deed in 2008 wherein the family home is in her name and ‘Joint tenants with rights of survivorship’ clause added. That property is **2512 Cardwell Way, Sarasota, FL 34231** valued at 333k.

In the 2017 report it disclosed annual rental income category D, which falls into the \$5-15k p.a. income earned range.

### **6616 Midnight Pass Road, LLC (Rental Property #5)**

(2012 declaration: was formed to own rental property but currently owns none)



The audit revealed a Florida rental property which was purchased in **1999** for \$265k and **sold** in February **2019** for \$667,500. The property address; **6616 Midnight Pass Rd, Sarasota, FL 34242**. Despite there being a matching LLC, the 2012 Congress disclosure defies this or any rental property as being inside that LLC.

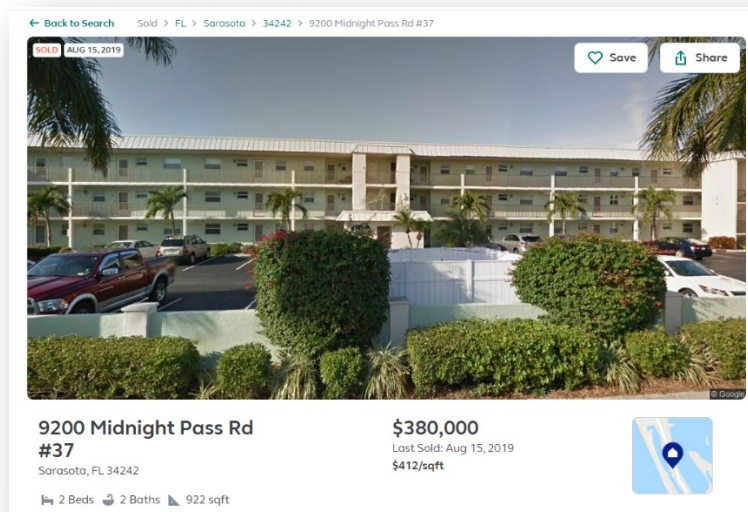
It is included here as a *keyword match* but perhaps the rental was ‘reassigned’ for tax purposes into another LLC.



In the 2017 report it disclosed annual rental income category E, which falls into the \$15-50k p.a. income earned range.

### **The Inlet #37, LLC (Rental Property #6)**

(2012 declaration: this LLC was not listed in 2012.)



*Rental property #6*, is a vacation home. The address; **9200 Midnight Pass Rd, #37**, Sarasota, Fl., 34242. This was purchased in 2005 for \$432k and also sold very recently by *Pryor* and Klugman in August 2019 for \$380k.

Records show 'The Inlet #37, LLC' as being registered by Klugman as managing member with a principal address which is the same as the vacation property address (sold) and now showing inactive status.

It is another *keyword match* to the named LLC but despite husband and wife signing off on the legal documents, the LLC shows only Klugman (on the information available), as the managing member.

In the 2017 report it disclosed annual rental income category D, which falls into the \$5-15k p.a. income earned range.

### **Zephyr Land Corporation**

(2012 declaration: c/o Butterfield Bank, Nassau, Bahamas  
President and Director (Corporation owns residential beachfront lot)).

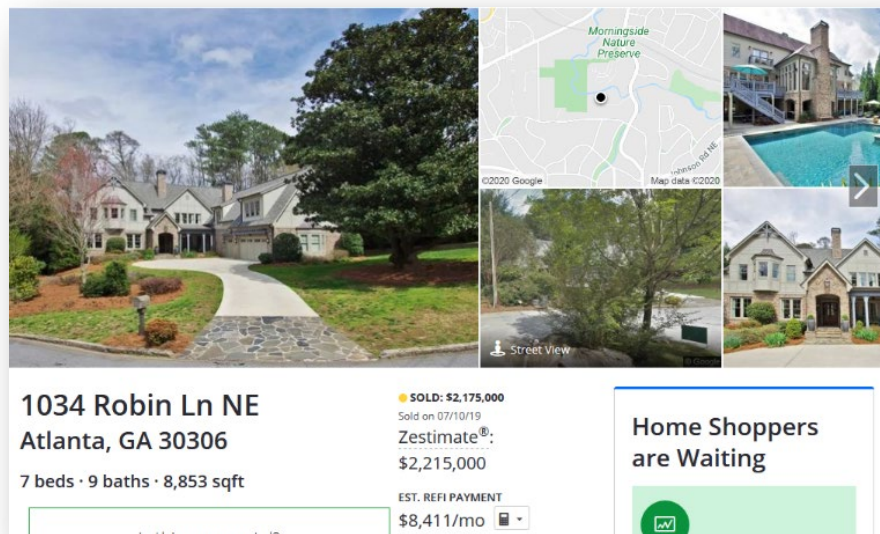
### **Silver City Land Co., LLC**

(2012 declaration: owns undeveloped residential lots)

The audit could not determine any information on the residential lots.



## The main residence



Whether the property is or was listed inside an LLC is undetermined. Also, whether it was classified by the judge as a rental property for tax purposes is undetermined (See [IRS](#)). What the audit did reveal is the property address is **1034 Robin Lane**, NE, Fulton, Atlanta, GA, 30306, USA. Valued at \$2.2m, it was purchased in 2009 for \$1.9m and in 2017 it was still the main residence. However, this home **sold** very recently, **October 2019** for \$2,175,000.