

STRAGO PROPERTIES LLC

Straightforward management. Transparent pricing. Real partnership.

YEAR-END TAX DOCUMENT SCHEDULE

For owners of homes managed by Strago Properties LLC

1. What You Receive

At the close of each tax year we provide two things to support your filing:

- An annual owner statement, summarizing the year's income and expenses for your property, ready for your bookkeeper or CPA.
- Form 1099-MISC, reporting the rent disbursed to you during the year, when the reporting threshold is met.

2. When You Receive It

The schedule below follows the federal calendar. We work ahead of these dates so your documents are ready early.

Date	What Happens	Owner Action
By December 15	We confirm your tax information in Rentvine and request any missing W-9 details.	Verify your legal name, TIN, and address
Mid-January	Your annual owner statement is posted to the owner portal.	Download for your CPA
By January 31	Form 1099-MISC is furnished to you, and Form 1099-NEC is furnished to qualifying vendors we paid on your behalf.	Provide to your tax preparer
By the IRS deadline	We file all forms with the IRS, electronically where required.	None

3. The 1099 Threshold

We issue a Form 1099-MISC reporting rents when the total rent disbursed to you during the year is six hundred dollars (\$600.00) or more. Owners taxed as corporations are generally exempt from this reporting. Your ownership entity and tax classification, which you provide on your W-9, determine how the form is issued.

4. Vendor Reporting

When we pay a service vendor on your behalf, and that vendor receives six hundred dollars (\$600.00) or more during the year and is not a corporation, we issue the vendor a Form 1099-NEC. You do not need to issue these yourself for work we coordinated and paid through Strago. Vendor payments already appear as expenses on your owner statements.

5. What We Need From You

Accurate forms depend on accurate information. Please keep the following current in your owner portal, and confirm it by December 15:

- Your full legal name, or the exact legal name of your owning entity.
- Your taxpayer identification number (SSN or EIN).

- Your current mailing address.
- A signed Form W-9 on file, which you can complete during onboarding or update anytime.

6. How Strago Handles It

Your documents are generated in Rentvine, the same platform that powers your monthly statements and disbursements. Forms and statements are posted to your owner portal, available to you twenty-four hours a day, and prior years remain accessible there. For portfolios held across multiple entities, Rentvine allocates income by ownership share so each entity receives a correct form.

7. A Note on Tax Advice

This schedule explains the documents we provide and when. It is not tax advice. The treatment of items such as prepaid rent, depreciation, and your entity structure depends on your situation, so please work with a qualified CPA or tax advisor on your return.