

July 08, 2025



This Supplemental News Report is published as required, is part of the annual MERGENT INDUSTRIAL, OTC INDUSTRIAL, OTC UNLISTED Manuals and will be included in the bound July 2025 Monthly News Reports and is published on our Website.

ARRIVED HOMES 4 LLC

Company Website: www.arrived.com

History: Incorporated in Delaware on Apr. 24, 2024.

Business Summary: Arrived Homes 4 is formed to permit public investment in individual single family rental homes, each of which will be held by a separate property-owning subsidiary owned by a separate Series of limited liability interests, or "Series," that Arrived Holdings, Inc. (the "Manager") established.

Property: Co. maintains its principal executive offices in Seattle, WA.

Subsidiaries

Arrived TN Allen, LLC
Arrived TN Annadale, LLC
Arrived NC Arcola, LLC
Arrived Series Arnold, a series of Arrived Homes 4, LLC
Arrived TN Breckenridge, LLC
Arrived TN Bristol, LLC
Arrived Series Cher, a series of Arrived Homes 4, LLC
Arrived TN Cole, LLC
Arrived VA Commodore, LLC
Arrived TN Cordelia, LLC
Arrived TN Cranberry, LLC
Arrived Series Dan, a series of Arrived Homes 4, LLC
Arrived Series Holly, a series of Arrived Homes 4, LLC
Arrived KY Flintwood, LLC
Arrived TN Gentry, LLC
Arrived Series Gerald, a series of Arrived Homes 4, LLC
Arrived Series Harold, a series of Arrived Homes 4, LLC
Arrived Series Monterey, a series of Arrived Homes 4, LLC
Arrived GA Mystic, LLC
Arrived TN Nicole, LLC
Arrived NM Resolana, LLC
Arrived TN Sachi, LLC
Arrived MS Sandridge, LLC
Arrived AR Sanford, LLC
Arrived Series Satjanon, a Series of Arrived Homes 4, LLC
Arrived Series Shawnee, a Series of Arrived Homes 4, LLC
Arrived Series Sonny, a series of Arrived Homes 4, LLC
Arrived TN Sullivan, LLC
Arrived NC Troxler, LLC
Arrived TN Tyner, LLC
Arrived TN Wendell, LLC
Arrived Series Westbury, a series of Arrived Homes 4, LLC
Arrived TN Westgate, LLC
Arrived TN Wizard, LLC

Officers

Ryan Frazier, Chief Executive Officer
Kenneth Cason, Chief Technical Officer
Sue Korn, MBA, Chief Financial Officer
Alejandro Chouza, MBA, Chief Operating Officer

Directors

Ryan Frazier, Director
Sue Korn, MBA, Director
Kenneth Cason, Director
Alejandro Chouza, MBA, Director

Auditors: Stephano Slack LLC

Legal Counsel: Maynard Nexsen PC

Transfer Agent: Arrived Transfer Agent, LLC

Shareholder Relations: Shareholder Relations Tel: 814 277-4833

Address: 1700 Westlake Ave North Suite 200 , Seattle, WA 98109

Tel: 814 277-4833

Web: www.arrived.com

Email: legal-entity@arrived.com

Consolidated Income Statement, Years Ended Dec. 31 (\$): 2024

Rental income	173,783
Depreciation	75,184
Insurance	13,135
Management fees	15,567
Management fees, related party	23,415
Repairs & maintenance	86,332
Property taxes	19,118
Other operating expenses	225,959
Total operating expenses	458,709
Income (loss) from operations	(284,926)
Interest expense	109,223
Other expenses	929
Total other income (expense)	(110,151)
Net income (loss)	(395,077)
Year end units outstanding	960,769

Consolidated Balance Sheet, Years Ended Dec. 31 (\$): 2024

Assets:	
Cash	554,836
Prepaid expenses	2,799
Due from related parties	28,861
Due from third party property manager	88,732
Total current assets	675,228
Building	7,455,417
Total property & equipment	9,972,687
Land	2,517,269
Less: accumulated depreciation	75,184
Property & equipment, net	9,897,502
Total assets	10,572,730
Liabilities:	
Accrued expenses	177,725
Tenant deposits	62,993
Due to related parties	97,258
Total current liabilities	337,976
Bridge financing, related party	1,781,129
Total liabilities	2,119,104
Members' capital	8,848,703
Retained earnings (accumulated deficit)	(395,077)
Total members' equity (deficit)	8,453,626

Auditor's Report:

The following is an excerpt from the Report of the Independent Auditors, Stephano Slack LLC, as it appeared in Co.'s 2024 1-K: "Opinion on the Consolidated and Consolidating Financial Statements

We have audited the accompanying consolidated and consolidated balance sheets of Arrived Homes 4, LLC and its Series (the Company) as of December 31, 2024, and 2023 and the related consolidated and consolidating statements of comprehensive income (loss), changes in members' equity (deficit), and cash flows for the year ended December 31, 2024 and for the period July 28, 2023 (date of inception) through December 31, 2023, and the related notes (collectively referred to as the consolidated and consolidating financial statements). In our opinion, the consolidated and consolidating financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2024, and 2023 and the results of their operations and their cash flows for the year ended December 31, 2024 and for the period July 28, 2023 (date of inception) through December 31, 2023, in conformity with accounting principles generally accepted in the United States of America.

Going Concern

The accompanying consolidated and consolidating financial statements have been prepared assuming that the Company will continue as a going concern. As discussed in Note 3 to the consolidated and consolidating financial statements, the Company's lack of liquidity raises substantial doubt about their ability to continue as a going concern. Management's plans in regard to these matters are also described in Note 3. The consolidated and consolidating financial statements do not include any adjustments that might result from the outcome of this uncertainty."

Long-Term Debt: Dec. 31, 2024, \$1,781,129 (excluding current portion) secured bridge financing, related party, bearing interest at 7.50%, due from Apr. 31, 2026 to June 17, 2026.

Capital Stock: 1. Arrived Homes 4 Llc Arrived Series Allen; no par.

AUTHORIZED—units 355,770.

OUTSTANDING—July 1, 2025, units 35,577; no par.

PRIMARY EXCHANGE—Not Listed (NL).

2. Arrived Homes 4 Llc Arrived Series Shawnee; no par.

AUTHORIZED—units 374,790.

OUTSTANDING—July 1, 2025, units 37,439; no par.

3. Arrived Homes 4 Llc Arrived Series Arcola; no par.

AUTHORIZED—units 362,350.

OUTSTANDING—July 1, 2025, units 36,230; no par.

4. Arrived Homes 4 Llc Arrived Series Arnold; no par.

AUTHORIZED—units 407,400.

OUTSTANDING—July 1, 2025, units 36,661; no par.

PRIMARY EXCHANGE—Not Listed (NL).

5. Arrived Homes 4 Llc Arrived Series Breckenridge; no par.

AUTHORIZED—units 438,420.

OUTSTANDING—July 4, 2025, units 43,833; no par.

PRIMARY EXCHANGE—Not Listed (NL).

6. Arrived Homes 4 Llc Arrived Series Bristol; no par.

AUTHORIZED—units 414,350.

OUTSTANDING—July 1, 2025, units 41,435; no par.

PRIMARY EXCHANGE—Not Listed (NL).

7. Arrived Homes 4 Llc Arrived Series Cher; no par.

AUTHORIZED—units 339,260.

OUTSTANDING—July 1, 2025, units 33,906; no par.

8. Arrived Homes 4 Llc Arrived Series Cole; no par.

AUTHORIZED—units 352,980.

OUTSTANDING–July 1, 2025, units 35,292; no par.
PRIMARY EXCHANGE–Not Listed (NL).

9. Arrived Homes 4 Llc Arrived Series Commodore; no par.
AUTHORIZED–units 462,890.
OUTSTANDING–July 1, 2025, units 46,289; no par.
PRIMARY EXCHANGE–Not Listed (NL).

10. Arrived Homes 4 Llc Arrived Series Cordelia; no par.
AUTHORIZED–units 419,550.
OUTSTANDING–July 1, 2025, units 41,945; no par.
PRIMARY EXCHANGE–Not Listed (NL).

11. Arrived Homes 4 Llc Arrived Series Cranberry; no par.
AUTHORIZED–units 373,870.
OUTSTANDING–July 1, 2025, units 37,216; no par.

12. Arrived Homes 4 Llc Arrived Series Dan; no par.
AUTHORIZED–units 355,630.

OUTSTANDING–July 1, 2025, units 35,563; no par.
PRIMARY EXCHANGE–Not Listed (NL).

13. Arrived Homes 4 Llc Arrived Series Flintwood; no par.
AUTHORIZED–units 437,620.

OUTSTANDING–July 1, 2025, units 43,762; no par.
PRIMARY EXCHANGE–Not Listed (NL).

14. Arrived Homes 4 Llc Arrived Series Gentry; no par.
AUTHORIZED–units 406,740.

OUTSTANDING–July 1, 2025, units 40,674; no par.

15. Arrived Homes 4 Llc Arrived Series Gerald; no par.
AUTHORIZED–units 396,450.

OUTSTANDING–July 1, 2025, units 37,185; no par.
PRIMARY EXCHANGE–Not Listed (NL).

16. Arrived Homes 4 Llc Arrived Series Harold; no par.
AUTHORIZED–units 394,740.

OUTSTANDING–July 1, 2025, units 37,072; no par.
PRIMARY EXCHANGE–Not Listed (NL).

17. Arrived Homes 4 Llc Arrived Series Monterey; no par.
AUTHORIZED–units 407,880.

OUTSTANDING–July 1, 2025, units 36,062; no par.
PRIMARY EXCHANGE–Not Listed (NL).

18. Arrived Homes 4 Llc Arrived Series Mystic; no par.
AUTHORIZED–units 366,620.

OUTSTANDING–July 1, 2025, units 36,662; no par.
PRIMARY EXCHANGE–Not Listed (NL).

19. Arrived Homes 4 Llc Arrived Series Nicole; no par.
AUTHORIZED–units 363,680.

OUTSTANDING–July 1, 2025, units 36,338; no par.
PRIMARY EXCHANGE–Not Listed (NL).

20. Arrived Homes 4 Llc Arrived Series Resolana; no par.
AUTHORIZED–units 350,220.

OUTSTANDING–July 1, 2025, units 35,012; no par.
PRIMARY EXCHANGE–Not Listed (NL).

21. Arrived Homes 4 Llc Arrived Series Sachi; no par.
AUTHORIZED–units 398,950.

OUTSTANDING–July 1, 2025, units 39,895; no par.
PRIMARY EXCHANGE–Not Listed (NL).

22. Arrived Homes 4 Llc Arrived Series Sandridge; no par.
AUTHORIZED–units 402,660.

OUTSTANDING–July 1, 2025, units 40,259; no par.
PRIMARY EXCHANGE–Not Listed (NL).

23. Arrived Homes 4 Llc Arrived Series Sanford; no par.
AUTHORIZED–units 214,740.

OUTSTANDING–July 1, 2025, units 21,474; no par.
PRIMARY EXCHANGE–Not Listed (NL).

24. Arrived Homes 4 Llc Arrived Series Sonny; no par.
AUTHORIZED–units 339,260.

OUTSTANDING–July 1, 2025, units 33,926; no par.

25. Arrived Homes 4 Llc Arrived Series Sullivan; no par.
AUTHORIZED–units 387,290.

OUTSTANDING–July 1, 2025, units 38,729; no par.
PRIMARY EXCHANGE–Not Listed (NL).

26. Arrived Homes 4 Llc Arrived Series Troxler; no par.

AUTHORIZED–units 362,700.

OUTSTANDING–July 1, 2025, units 36,270; no par.

27. Arrived Homes 4 Llc Arrived Series Tyner; no par.
AUTHORIZED–units 502,790.

OUTSTANDING–July 1, 2025, units 50,279; no par.
PRIMARY EXCHANGE–Not Listed (NL).

28. Arrived Homes 4 Llc Arrived Series Wendell; no par.
AUTHORIZED–units 355,060.

OUTSTANDING–July 1, 2025, units 35,126; no par.
PRIMARY EXCHANGE–Not Listed (NL).

29. Arrived Homes 4 Llc Arrived Series Westbury; no par.
AUTHORIZED–units 344,270.

OUTSTANDING–July 1, 2025, units 34,427; no par.
PRIMARY EXCHANGE–Not Listed (NL).

30. Arrived Homes 4 Llc Arrived Series Westgate; no par.
AUTHORIZED–units 410,970.

OUTSTANDING–July 1, 2025, units 41,097; no par.
PRIMARY EXCHANGE–Not Listed (NL).

31. Arrived Homes 4 Llc Arrived Series Wizard; no par.
AUTHORIZED–units 392,930.

OUTSTANDING–July 1, 2025, units 39,293; no par.
PRIMARY EXCHANGE–Not Listed (NL).

32. Arrived Homes 4 Llc Arrived Series Holly; no par.
AUTHORIZED–units 373,240.

OUTSTANDING–July 1, 2025, units 37,314; no par.

33. Arrived Homes 4 Llc Arrived Series Satjanon; no par.
AUTHORIZED–units 445,520.

OUTSTANDING–July 1, 2025, units 44,492; no par.

34. Arrived Homes 4 Llc Arrived Series Annadale; no par.
AUTHORIZED–units 415,620.

OUTSTANDING–July 1, 2025, units 41,562; no par.
PRIMARY EXCHANGE–Not Listed (NL).

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