

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 STR 2 LLC

Company Website: www.arrived.com

History: Incorporated in Delaware on Jan. 12, 2023.

Business Summary: Arrived STR 2, LLC is an organized Delaware series limited liability company that was formed to permit public investment in individual real estate properties that are owned by individual series of the Co. Each individual series holds the specific property that it acquires in a wholly-owned subsidiary, which is an Arkansas limited liability company.

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

Officers

Ryan Frazier, Chief Executive Officer
Sue Korn, MBA, Chief Financial Officer
Kenneth Cason, Chief Technology 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, PLC

Transfer Agent: Arrived Transfer Agent, LLC

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	739,618
Depreciation	452,880
Insurance	97,935
Management fees	36,006
Management fees, related party	144,376
Repairs & maintenance	386,027
Property taxes	62,259
Home manager fee	6,997
Other operating expenses	206,395
Total operating expenses	1,392,876
Income (loss) from operations	(653,259)
Interest expense	97,666

Total other expense	(97,666)
Net income (loss)	(750,925)

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

	2024
Assets:	
Cash	316,263
Other receivables	37,527
Prepaid expenses	30,737
Due from third party property managers	12,143
Total current assets	396,671
Property & equipment, gross	10,952,161
Less: Accumulated depreciation	617,480
Property and equipment, net	10,334,681
Total assets	10,731,352
Liabilities:	
Accrued expenses	102,618
Due to third party property managers	7,769
Due to related parties	55,102
Total current liabilities	165,489
Bridge financing, related party	775,730
Operational notes, related party	124,200
Total liabilities	1,065,419
Members' capital	11,288,400
Retained earnings (accumulated deficit)	(1,622,467)
Total members' equity	9,665,933

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 consolidating balance sheet of Arrived STR 2 LLC and its Series (the Company) as of December 31, 2024, and the related consolidated and consolidating statements of comprehensive loss, changes in members' equity, and cash flows for the year ended December 31, 2024, 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 the results of their operations and their cash flows for the year ended December 31, 2024 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 and losses from operations since inception raise 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."

Capital Stock: 1. Arrived Str 2 Llc Byers; no par.

AUTHORIZED—units 1,235,150.

OUTSTANDING—July 1, 2025, units 123,388; no par.

2. Arrived Str 2 Llc Pinkshell; no par.

AUTHORIZED—units 1,092,940.

OUTSTANDING—July 1, 2025, units 109,234; no par.

3. Arrived Str 2 Llc Alta; no par.

AUTHORIZED—units 1,101,680.

OUTSTANDING—July 1, 2025, units 109,948; no par.

4. Arrived Str 2 Llc Preciosa; no par.

AUTHORIZED—units 1,199,140.

OUTSTANDING—July 1, 2025, units 119,854; no par.

5. Arrived Str 2 Llc Seafoam; no par.

AUTHORIZED—units 1,099,980.

OUTSTANDING—July 1, 2025, units 109,958; no par.

6. Arrived Str 2 Llc Solano; no par.

AUTHORIZED—units 1,423,490.

OUTSTANDING—July 1, 2025, units 142,329; no par.

7. Arrived Str 2 Llc Tiara; no par.

AUTHORIZED—units 1,007,300.

OUTSTANDING—July 1, 2025, units 100,670; no par.

8. Arrived Str 2 Llc Coquina; no par.

AUTHORIZED—units 1,012,310.

OUTSTANDING—July 1, 2025, units 101,201; no par.

9. Arrived Str 2 Llc Knoll; no par.

AUTHORIZED—units 1,421,690.

OUTSTANDING—July 1, 2025, units 142,149; no par.

10. Arrived Str 2 Llc BeatBox; no par.

AUTHORIZED—units 1,069,180.

OUTSTANDING—July 1, 2025, units 106,918; no par.

11. Arrived Str 2 Llc Sandbar; no par.

AUTHORIZED—units 1,124,040.

OUTSTANDING—July 1, 2025, units 112,344; no par.

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