IT IS ORDERED as set forth below:

Date: July 31, 2026

Paul Baisier

Paul Baisier
U.S. Bankruptcy Court Judge

IN THE UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE: **JACKSON BROWN COURT APARTMENTS LLC,** **Debtor.**	**CHAPTER 11** **CASE NO. 26-59820-PMB**
JACKSON BROWN COURT APARTMENTS LLC, **Movant,** **v.** **GENESIS CAPITAL, LLC, A&S CAPITAL, LLC, THE LCF GROUP, INC., and CT CORPORATION SYSTEM, as representative,** **Respondents.**	**CONTESTED MATTER**

ORDER GRANTING MOTION REQUESTING ENTRY OF ORDER AUTHORIZING THE USE OF CASH COLLATERAL AND SCHEDULING FINAL HEARING

THIS MATTER came before the Court for a hearing on July 29, 2026, at 11:00 a.m. (the "Cash Collateral Hearing") on the *Motion Requesting Entry of Interim Order Authorizing the Use*

of Cash Collateral (Docket No. 6) (the "Motion"[1]) and request for an expedited hearing filed by Jackson Brown Court Apartments LLC (the "Debtor") on July 28, 2026.

At the Cash Collateral Hearing, Tom McClendon appeared on behalf of the Debtor. Alan Hinderleider appeared on behalf of the United States Trustee. Gary Marsh appeared on behalf of Genesis Capital, LLC.

The Court, having considered the Motion filed by the Debtor and the Budget attached thereto as Exhibit "A", the presentation of counsel and all other matters of record, finds as follows:

A. On July 28, 2026 (the "Petition Date"), Debtor filed a voluntary petition for relief under Chapter 11 of Title 11 of the United States Code (the "Bankruptcy Code") in the United States Bankruptcy Court for the Northern District of Georgia, Atlanta Division, commencing this Bankruptcy Case (the "Case").

B. Since the Petition Date, Debtor has operated as a debtor-in-possession under Sections 1108 of the Bankruptcy Code.

C. Debtor was formed on October 19, 2023. Debtor is a Georgia limited liability company. Debtor operates the Jackson Brown Courts apartments located at 1055 Lancashire Circle, Stone Mountain, GA 30083 (the "Property"). The Property is leased to third-party tenants and contains 64 residential units (the "Business").

D. Genesis Capital, LLC, A&S Capital, LLC, The LCF Group, Inc., and CT Corporation System, as representative (collectively, the "Respondents"), may assert an interest in Debtor's Cash Collateral as detailed in the Motion.

E. Debtor asserts that based upon a review of records and financing statements, it does not appear that any other party asserts an interest in Debtor's Cash Collateral.

[1] Any capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Motion.

F. Debtor shows that it requires the use of Cash Collateral to pay its utility expenses and pay its other operating expenses.

G. This Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334. This case is a core proceeding pursuant to 28 U.S.C. § 157(b)(2). Sufficient notice has been given under the circumstances in order to avoid irreparable harm to the Debtor's estate.

For the reasons stated on the record, and the Court being otherwise informed, it is hereby **ORDERED** that:

1. The aforesaid findings, enumerated in paragraphs A through G above, are hereby incorporated into this Order as if fully set forth herein.

2. For as long as the Debtor faithfully performs its obligations under this Order, the Debtor shall have the right to use the Cash Collateral subject to the terms of this Order.

3. Debtor is authorized to use Cash Collateral: (a) to pay the expenses on the budget attached hereto as **Exhibit "A"**, the line items of which Debtor may modify by no more than fifteen percent (15%) of the aggregate expenses of the budget and Debtor may carry over any unused budgeted amount; and (b) or for other matters pursuant to orders entered by this Court after appropriate notice and hearing, except further provided that Debtor may pay the actual amount owed or deposit required to any utility, taxing authority, or insurance company.

4. Pursuant to 11 U.S.C. §361(2), Respondents shall be granted replacement liens in Debtor's assets of the same type as Respondent's pre-petition collateral to the extent that Debtor's use of the Respondents' Cash Collateral results in a decrease in value of Respondent's interest in such property to the same validity, and priority as Respondents' lien(s) in Cash Collateral on the Petition Date, provided, however, that the replacement liens shall exclude all claims and causes of action under Sections 544, 545, 546, 547, 548, 549, 550 and 553 (b) of the Bankruptcy Code. The

continuing validity of any and all financing statements filed by Respondents that were effective to perfect the security interests asserted by Respondents pre-petition are hereby expressly confirmed, and deemed sufficient to perfect the replacement liens granted by this Order.

5. This Order is without any prejudice to Respondents to seek relief from the stay or dismissal of this Case, and contest the nature, extent, validity or priority of any lien or security interest, the filing of the Debtor's bankruptcy petition, any plan of reorganization or disposal of assets under Section 363 of the Bankruptcy Code, or any other proposed treatment of Respondents' asserted claim(s).

6. This Order is also entered without prejudice to the claims, rights, and actions that: (A) Debtor may have to challenge the nature, validity, or extent of the liens or debts asserted by Respondents; and (B) Respondents may assert in any action by Debtor to challenge the nature, validity, or extent of the liens or debts they may assert.

7. This Order shall constitute an interim order for the authorization to use the Cash Collateral pursuant to Section 363 of the Bankruptcy Code and Fed. R. Bankr. P. 4001(b)(2). Any person who objects to the relief provided herein on a final basis:

a. **Must file** a written objection, stating the grounds therefor, on or by August 26, 2026 [2] ("Objection Deadline"):

Clerk, U.S. Bankruptcy Court
Room 1340
75 Ted Turner Drive, SW
Atlanta, GA 30303

[2] The deadline for filing objections electronically through the Court's electronic case filing system shall be 11:59:59 p.m. The deadline for filing objections manually with the Clerk's office shall be 4:00 p.m.

b. **Must serve** a copy of said objection on Debtor's counsel so that such written objection is received by counsel for Debtor by the Objection Deadline at the following address:

Thomas T. McClendon, Esq.
Jones & Walden LLC
699 Piedmont Avenue, NE
Atlanta, GA 30308

c. **Must advocate** the objection at the Final Cash Collateral Hearing (as defined below). **The Court shall hold a final Cash Collateral hearing (the "Final Cash Collateral Hearing") on the Motion at 1:20 p.m. on August 31, 2026, in Courtroom 1202, Richard Russell Federal Building & U.S. Courthouse, 75 Ted Turner Drive, SW, Atlanta, Georgia 30303**, which must be attended in person, unless the Court orders otherwise.

8. Notwithstanding anything to the contrary within Bankruptcy Rule 4001(b)(2) or any other rule of similar import, this Order shall be effective immediately upon its entry.

9. Counsel for Debtor is directed to serve a copy of this Order upon the U.S. Trustee, Respondents to the Motion, and all creditors and parties in interest within three days of entry of this Order and to file a certificate of such service within three days of mailing.

[END OF ORDER]

Prepared and Presented by:
JONES & WALDEN LLC
/s/ *Mark D. Gensburg*
Mark Gensburg
Georgia Bar No. 213119
699 Piedmont Avenue, NE
Atlanta, GA 30308
(404) 564-9300
mgensburg@joneswalden.com
Proposed Attorney for Debtor

Exhibit “A”

Monthly Cash Flow Budget
07/27/2026-9/2026

Month Beginning on the 1st	7/27/26	August	September
Receipts			
Net Incoming Receipts	$ 6,000.00	$ 45,000.00	$ 45,000.00
Total Receipts	$ 6,000.00	$ 45,000.00	$ 45,000.00
Disbursements			
Bank Fees		$ 400.00	$ 400.00
Advertising & Marketing		$ 3,600.00	$ 3,600.00
Insurance		$ 4,400.00	$ 4,400.00
DeKalb County Trash		$ 800.00	$ 800.00
DeKalb Country Water		$ 1,300.00	$ 1,300.00
Georgia Power		$ 1,300.00	$ 1,300.00
Evictions		$ 2,000.00	$ 2,000.00
Groundskeeping, General & Admin. Miscelaneous		$ 2,000.00	$ 2,000.00
Materials for Reno and Maintenance		$ 4,800.00	$ 4,800.00
Renovation and Maintenance Contractors		$ 12,000.00	$ 12,000.00
Appfolio		$ 2,000.00	$ 2,000.00
Property Management (William Brown)		$ 1,000.00	$ 1,000.00
Total Disbursements	$ -	$ 35,600.00	$ 35,600.00
Net Cash Flow for Period	$ 6,000.00	$ 9,400.00	$ 9,400.00