



Quarterly Operational & Financial Report for:

CHP 830 Seton, LLC

1st Quarter 2017

830 Seton Ct
Wheeling, IL



I. Submarket Activity

The NE Cook County submarket recorded a first quarter 2017 vacancy rate of 3.7%, down from 4.1% at the end of the 2016 and a positive net absorption of 380,192 square feet.

II. Tenant Information and Leasing Status

CHP 830 Seton, LLC ended the first quarter 100% leased, up from 92% at the time we acquired the property on 2/9/2017.

The following leasing was completed during the 1st quarter:

Suite	Tenant	SF	Start	End	Rent
1	JNS Power & Control Systems, Inc.	2,800	5/1/2017	4/30/2020	\$8.36 Modified Gross
8	The Swim Team Store	2,500	4/1/2017	3/31/2018	\$8.25 Modified Gross
12&6	Alexeter Technologies, LLC	5,276	3/1/2017	2/28/2018	\$9.33 Modified Gross

The following leases expire in the next 12 months:

Suite	Tenant	SF	Expiration	Status
9	Chila, LLC	2,500	4/30/2017	Tenant on a month to month, will be vacating 4/30/2017.
10	RDS Capital, LLC	2,521	10/31/2017	Tenant has expressed interest in renewing lease.
3 & 4	Micro Format, Inc	5,600	12/31/2017	Tenant has expressed interest in renewing lease.
8	The Swim Team Store	2,500	3/31/2018	Tenant has expressed interest in renewing lease.

830 Seton Ct
Wheeling, IL



III. Operations

1Q17

CHP 830 Seton, LLC was acquired on 2/9/2017.

IV. Financial

Highlights:

Net Operating Income for the first quarter is **\$16,652.20** while Net Cash Flow for the first quarter is **\$13,547.91**.

Net Operating Income YTD is **\$16,652.20** while Net Cash Flow YTD is **\$13,547.91**

Please see the attached Balance Sheet, Income and Expense Report and Bank Statements for the quarter. YTD financials reflected are prorated from date of purchase (2/9/2017).

CHP 830 Seton, LLC

Property: chpset As of Date: 03/31/2017 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Annual	Annual
								Years	Rent	Rent	Rent/Area
CHP 830 Seton, LLC (chpset)	1	JNS Power & Control Systems, Inc. (t0000321)	Modified Gross	2,800.00	5/1/2016	4/30/2017	12.00	0.92	1,850.00	22,200.00	7.93
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		1			5/1/2016	4/30/2017	5/1/2016		2,800.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	1		2,800.00	5/1/2016	4/30/2017	1,850.00	22,200.00	7.93
CHP 830 Seton, LLC (chpset)	10	RDS Capital, LLC (t0000339)	Modified Gross	2,521.00	5/1/2015	10/31/2017	30.00	1.92	1,800.00	21,600.00	8.57
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		10			5/1/2015	10/31/2017	5/1/2015		2,521.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	10		2,521.00	5/1/2015	10/31/2017	1,800.00	21,600.00	8.57
CHP 830 Seton, LLC (chpset)	11	Elite Coffee Services, Inc (t0000340)	Modified Gross	2,542.00	7/1/2016	6/30/2018	24.00	0.75	1,900.00	22,800.00	8.97
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		11			7/1/2016	6/30/2018	7/1/2016		2,542.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	11		2,542.00	7/1/2016	6/30/2017	1,900.00	22,800.00	8.97
		BRN	Rent	11		2,542.00	7/1/2017	6/30/2018	1,950.00	23,400.00	9.21
CHP 830 Seton, LLC (chpset)	12, 6	Alexeter Technologies, LLC (t0000335)	Modified Gross	5,276.00	3/1/2016	2/28/2018	24.00	1.08	4,100.00	49,200.00	9.33
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		12			3/1/2017	2/28/2018	3/1/2017		2,476.00		
		6			3/1/2017	2/28/2018	3/1/2017		2,800.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	6		2,800.00	3/1/2017	2/28/2018	2,050.00	24,600.00	8.79
		BRN	Rent	12		2,476.00	3/1/2017	2/28/2018	2,050.00	24,600.00	9.94
CHP 830 Seton, LLC (chpset)	2	DSK Enterprises, Inc. (t0000332)	Modified Gross	2,800.00	2/1/2015	1/31/2018	36.00	2.17	1,900.00	22,800.00	8.14
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		2			2/1/2015	1/31/2018	2/1/2015		2,800.00		

CHP 830 Seton, LLC

Property: chpset As of Date: 03/31/2017 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Annual	Annual
								Years	Rent	Rent	Rent/Area

	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	2		2,800.00	2/1/2017	1/30/2018	1,900.00	22,800.00	8.14
		BRN	Rent	2		2,800.00	1/31/2018	1/31/2018	1,950.00	23,400.00	8.36
CHP 830 Seton, LLC (chpset)	3, 4	Micro Format, Inc (t0000333)	Modified Gross	5,600.00	1/1/2016	12/31/2017	24.00	1.25	4,084.30	49,011.60	8.75
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		3			1/1/2016	12/31/2017	1/1/2016		2,800.00		
		4			1/1/2016	12/31/2017	1/1/2016		2,800.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	3, 4		5,600.00	1/1/2016	12/31/2017	4,084.30	49,011.60	8.75
CHP 830 Seton, LLC (chpset)	5	American Cable & Telephone, LLC (t0000334)	Modified Gross	2,800.00	4/15/2016	4/14/2019	36.00	1.00	2,040.00	24,480.00	8.74
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		5			4/15/2016	4/14/2019	4/15/2016		2,800.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	5		2,800.00	4/15/2016	4/14/2017	2,040.00	24,480.00	8.74
		BRN	Rent	5		2,800.00	4/15/2017	4/14/2018	2,100.00	25,200.00	9.00
		BRN	Rent	5		2,800.00	4/15/2018	4/14/2019	2,160.00	25,920.00	9.26
CHP 830 Seton, LLC (chpset)	7	DTA Group and Tomasz Malysa (t0000346)	Modified Gross	2,476.00	3/1/2017	2/28/2019	24.00	0.08	1,950.00	23,400.00	9.45
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		7			3/1/2017	2/28/2019	2/16/2017		2,476.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	7		2,476.00	3/1/2017	2/28/2018	1,950.00	23,400.00	9.45
		BRN	Rent	7		2,476.00	3/1/2018	2/28/2019	1,998.75	23,985.00	9.69
CHP 830 Seton, LLC (chpset)	8	The Swim Team Store (t0000337)	Modified Gross	2,500.00	11/1/2015	3/31/2018	29.00	1.42	1,459.00	17,508.00	7.00
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		8			11/1/2015	3/31/2017	11/1/2015		2,500.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	8		2,500.00	11/1/2015	3/31/2017	1,459.00	17,508.00	7.00

CHP 830 Seton, LLC

Property: chpset As of Date: 03/31/2017 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Annual	Annual
								Years	Rent	Rent	Rent/Area

CHP 830 Seton, LLC (chpset)	9	Chila, LLC (t0000338)	Modified Gross	2,500.00	12/1/2013	3/31/2017	40.00	3.33	1,650.00	19,800.00	7.92
-----------------------------	---	-----------------------	----------------	----------	-----------	-----------	-------	------	----------	-----------	------

Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area
	9			12/1/2013	3/31/2017	12/1/2013		2,500.00

Occupancy Summary	Area	Percentage
Occupied Area	31,815.00	100.00
Vacant Area	0.00	0.00
Total	31,815.00	100.00

Aged Receivable

DB Caption: CHP-LIVE Property: chpSET Status: Current, Past, Future Age As Of: 03/31/2017 Post To: 03/2017 Summary By: Tenant

Property	Customer	Lease	Name	Status	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-Payments	Total Owed
chpset - CHP 830 Seton, LLC											
chpset - CHP 830 Seton, LLC		t0000321	JNS Power & Control Systems, Inc.	Current	0.00	0.00	0.00	0.00	0.00	-1,850.00	-1,850.00
chpset - CHP 830 Seton, LLC		t0000340	Elite Coffee Services, Inc	Current	200.00	200.00	0.00	0.00	0.00	-1,800.00	-1,600.00
chpset - CHP 830 Seton, LLC		t0000335	Alexeter Technologies, LLC	Current	0.00	0.00	0.00	0.00	0.00	-4,100.00	-4,100.00
chpset - CHP 830 Seton, LLC		t0000333	Micro Format, Inc	Current	0.00	0.00	0.00	0.00	0.00	-4,084.30	-4,084.30
chpset - CHP 830 Seton, LLC		t0000334	American Cable & Telephone, LLC	Current	0.00	0.00	0.00	0.00	0.00	-2,072.00	-2,072.00
chpset - CHP 830 Seton, LLC		t0000346	DTA Group and Tomasz Malysa	Current	0.00	0.00	0.00	0.00	0.00	-1,950.00	-1,950.00
chpset - CHP 830 Seton, LLC		t0000337	The Swim Team Store	Current	0.00	0.00	0.00	0.00	0.00	-4,085.50	-4,085.50
chpset - CHP 830 Seton, LLC					200.00	200.00	0.00	0.00	0.00	-19,941.80	-19,741.80
Grand Total					200.00	200.00	0.00	0.00	0.00	-19,941.80	-19,741.80

UserId : Dhuml Date : 4/20/2017 Time : 1:42 PM

General Ledger

Period = Jan 2017-Mar 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash					0.00 = Beginning Balance =	
chpset	CHP 830 Seton...	03/01/2017	02/2017	DTA Group and Tomasz Malysa...	R-3599	none	0.00	1,950.00	-1,950.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	02/2017	DTA Group and Tomasz Malysa...	R-3599	none	1,950.00	0.00	0.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/07/2017	02/2017	American Cable & Telephone, ...	R-3533	233332	0.00	1,770.00	-1,770.00	:Prog Gen Reverses receipt Ctrl# 3490 Error
chpset	CHP 830 Seton...	03/07/2017	02/2017	Chila, LLC (t0000338)	R-3534	none	825.00	0.00	-945.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/07/2017	02/2017	Chila, LLC (t0000338)	R-3534	none	0.00	825.00	-1,770.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/07/2017	02/2017	Alexeter Technologies, LLC (t...	R-3535	none	4,100.00	0.00	2,330.00	:Prog Gen prepayment transfer Reversed by ct...
chpset	CHP 830 Seton...	03/07/2017	02/2017	Alexeter Technologies, LLC (t...	R-3535	none	0.00	4,100.00	-1,770.00	:Prog Gen prepayment transfer Reversed by ct...
chpset	CHP 830 Seton...	03/23/2017	02/2017	Alexeter Technologies, LLC (t...	R-3618	10900	0.00	4,100.00	-5,870.00	:Prog Gen Reverses receipt Ctrl# 3489 sb in ...
chpset	CHP 830 Seton...	03/23/2017	02/2017	Alexeter Technologies, LLC (t...	R-3619	none	4,100.00	0.00	-1,770.00	:Prog Gen Reverses receipt Ctrl# 3535
chpset	CHP 830 Seton...	03/23/2017	02/2017	Alexeter Technologies, LLC (t...	R-3619	none	0.00	4,100.00	-5,870.00	:Prog Gen Reverses receipt Ctrl# 3535
chpset	CHP 830 Seton...	03/23/2017	02/2017	Micro Format, Inc (t0000333)	R-3620	025796	0.00	4,084.30	-9,954.30	:Prog Gen Reverses receipt Ctrl# 3565 sb in ...
chpset	CHP 830 Seton...	03/01/2017	03/2017	Elite Coffee Services, Inc (t00...	R-3453	none	1,800.00	0.00	-8,154.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	Elite Coffee Services, Inc (t00...	R-3453	none	0.00	1,800.00	-9,954.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	The Swim Team Store (t0000337)	R-3454	none	1,459.00	0.00	-8,495.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	The Swim Team Store (t0000337)	R-3454	none	0.00	1,459.00	-9,954.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	JNS Power & Control Systems, ...	R-3461	none	1,850.00	0.00	-8,104.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	JNS Power & Control Systems, ...	R-3461	none	0.00	1,850.00	-9,954.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	American Cable & Telephone, ...	R-3462	none	2,040.00	0.00	-7,914.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	American Cable & Telephone, ...	R-3462	none	0.00	2,040.00	-9,954.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	RDS Capital, LLC (t0000339)	R-3699	none	0.00	1,800.00	-11,754.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	RDS Capital, LLC (t0000339)	R-3699	none	1,800.00	0.00	-9,954.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	DSK Enterprises, Inc. (t0000332)	R-3701	none	1,900.00	0.00	-8,054.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	DSK Enterprises, Inc. (t0000332)	R-3701	none	0.00	1,900.00	-9,954.30	:Prog Gen prepayment transfer
				Journal Batch 1511			196,308.75		186,354.45	
				Journal Batch 1565				172,341.00	14,013.45	
				Journal Batch 1566			1,650.00		15,663.45	
				Receipt Batch 1313			15,774.30		31,437.75	
				Receipt Batch 1312			3,359.00		34,796.75	
				Journal Batch 1564				236.85	34,559.90	
				Receipt Batch 1318			4,100.00		38,659.90	
				Receipt Batch 1319			1,770.00		40,429.90	
				Receipt Batch 1329			4,084.30		44,514.20	
				Receipt Batch 1358			11,614.75		56,128.95	
				Receipt Batch 1364			5,800.00		61,928.95	
				Journal Batch 1569				5,850.05	56,078.90	
				Journal Batch 1570			0.10		56,079.00	
				Check Batch 946				2,895.10	53,183.90	

General Ledger

Period = Jan 2017-Mar 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Receipt Batch 1322			1,650.00		54,833.90	
				Receipt Batch 1354			8,184.30		63,018.20	
				Journal Batch 1597			7,238.50		70,256.70	
				Check Batch 950				353.57	69,903.13	
				Check Batch 965				948.36	68,954.77	
				Journal Batch 1567			1,532.14		70,486.91	
				Check Batch 987				1,564.01	68,922.90	
				Check Batch 1002				2,062.80	66,860.10	
				Journal Batch 1704				2,791.49	64,068.61	
				Journal Batch 1705			0.01		64,068.62	
				Net Change=64,068.62			284,890.15	220,821.53	64,068.62	= Ending Balance =
1115-0000				Money Market					0.00	= Beginning Balance =
				Journal Batch 1565			151,188.00		151,188.00	
				Journal Batch 1568			9.31		151,197.31	
				Journal Batch 1703			20.51		151,217.82	
				Net Change=151,217.82			151,217.82	0.00	151,217.82	= Ending Balance =
1120-0000				Reserve Cash					0.00	= Beginning Balance =
				Journal Batch 1565			21,153.00		21,153.00	
				Journal Batch 1569			5,850.05		27,003.05	
				Journal Batch 1570				0.10	27,002.95	
				Net Change=27,002.95			27,003.05	0.10	27,002.95	= Ending Balance =
1310-0000				Accounts Receivable					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	03/01/2017	01/2017	Chila, LLC (t0000338)	C-4415		825.00	0.00	825.00	Mar17 (half month)
chpset	CHP 830 Seton...	02/16/2017	02/2017	DTA Group and Tomasz Malysa...	C-4568	:Quic...	5,850.00	0.00	6,675.00	:Posted by QuickTrans (SCD)
chpset	CHP 830 Seton...	03/01/2017	02/2017	DTA Group and Tomasz Malysa...	R-3599	none	0.00	1,950.00	4,725.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	02/2017	DTA Group and Tomasz Malysa...	C-4777		1,950.00	0.00	6,675.00	Mar17 Rent
chpset	CHP 830 Seton...	03/07/2017	02/2017	Chila, LLC (t0000338)	R-3534	none	0.00	825.00	5,850.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/07/2017	02/2017	Alexeter Technologies, LLC (t...	R-3535	none	0.00	4,100.00	1,750.00	:Prog Gen prepayment transfer Reversed by ct...
chpset	CHP 830 Seton...	03/07/2017	02/2017	Chila, LLC (t0000338)	C-4571		825.00	0.00	2,575.00	Second half of march
chpset	CHP 830 Seton...	03/07/2017	02/2017	Alexeter Technologies, LLC (t...	C-4572		4,100.00	0.00	6,675.00	March 2017 Units 6 and 12
chpset	CHP 830 Seton...	03/23/2017	02/2017	Alexeter Technologies, LLC (t...	R-3619	none	4,100.00	0.00	10,775.00	:Prog Gen Reverses receipt Ctrl# 3535
chpset	CHP 830 Seton...	03/29/2017	02/2017	Elite Coffee Services, Inc (t00...	C-4942		100.00	0.00	10,875.00	Rent is 1900 not 1800
chpset	CHP 830 Seton...	04/01/2017	02/2017	Elite Coffee Services, Inc (t00...	C-4943		100.00	0.00	10,975.00	Rent is 1900 not 1800
chpset	CHP 830 Seton...	03/01/2017	03/2017	Elite Coffee Services, Inc (t00...	R-3453	none	0.00	1,800.00	9,175.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	The Swim Team Store (t0000337)	R-3454	none	0.00	1,459.00	7,716.00	:Prog Gen prepayment transfer

General Ledger

Period = Jan 2017-Mar 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
chpset	CHP 830 Seton...	03/01/2017	03/2017	JNS Power & Control Systems, ...	R-3461	none	0.00	1,850.00	5,866.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	American Cable & Telephone, ...	R-3462	none	0.00	2,040.00	3,826.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	RDS Capital, LLC (t0000339)	R-3699	none	0.00	1,800.00	2,026.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	DSK Enterprises, Inc. (t0000332)	R-3701	none	0.00	1,900.00	126.00	:Prog Gen prepayment transfer
				Receipt Batch 1313				5,850.00	-5,724.00	
				Receipt Batch 1314				4,084.30	-9,808.30	
				Charge Batch 378			14,933.30		5,125.00	
				Receipt Batch 1322				825.00	4,300.00	
				Receipt Batch 1354				4,100.00	200.00	
				Net Change=200.00			32,783.30	32,583.30	200.00	= Ending Balance =
1505-0000				Land					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		128,900.00	0.00	128,900.00	2-8-17 Close
				Net Change=128,900.00			128,900.00	0.00	128,900.00	= Ending Balance =
1510-0000				Buildings					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		1,031,200.00	0.00	1,031,200.00	2-8-17 Close
				Net Change=1,031,200.00			1,031,200.00	0.00	1,031,200.00	= Ending Balance =
1512-0000				Land Improvements					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		128,900.00	0.00	128,900.00	2-8-17 Close
				Net Change=128,900.00			128,900.00	0.00	128,900.00	= Ending Balance =
1525-0000				Lease-Commision Costs					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	02/23/2017	02/2017	Regional Realty Company, Inc. ...	P-2187	02232017	2,369.25	0.00	2,369.25	dta
chpset	CHP 830 Seton...	03/28/2017	03/2017	SFP Commercial Real Estate (s...	P-2295	Mar17LC	750.00	0.00	3,119.25	dta lc
chpset	CHP 830 Seton...	03/28/2017	03/2017	SFP Commercial Real Estate (s...	P-2295	Mar17LC	500.00	0.00	3,619.25	alexeter lc
chpset	CHP 830 Seton...	03/28/2017	03/2017	SFP Commercial Real Estate (s...	P-2295	Mar17LC	500.00	0.00	4,119.25	swim team lc
				Net Change=4,119.25			4,119.25	0.00	4,119.25	= Ending Balance =
1530-0000				Closing Costs					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		6,932.50	0.00	6,932.50	2-8-17 Close - CC
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		5,708.00	0.00	12,640.50	2-8-17 Close - CC
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		32,225.00	0.00	44,865.50	2-8-17 Close - CC Acq Costs
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		13,267.00	0.00	58,132.50	2-8-17 Close - CC Legal
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		2,725.00	0.00	60,857.50	2-8-17 Close - CC
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		1,715.00	0.00	62,572.50	2-8-17 Close - CC
				Net Change=62,572.50			62,572.50	0.00	62,572.50	= Ending Balance =

General Ledger

Period = Jan 2017-Mar 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1710-0000				Accumulated Depreciation - Bui...					0.00 = Beginning Balance =	
chpset	CHP 830 Seton...	02/28/2017	02/2017	Feb17 Depreciation	J-1740		0.00	1,101.71	-1,101.71	Feb17 Depreciation
chpset	CHP 830 Seton...	03/31/2017	03/2017	Mar17 Depreciation	J-1903		0.00	2,203.42	-3,305.13	Mar17 Depreciation
				Net Change=-3,305.13			0.00	3,305.13	-3,305.13 = Ending Balance =	
1712-0000				Accumulated Depreciation - La...					0.00 = Beginning Balance =	
chpset	CHP 830 Seton...	02/28/2017	02/2017	Feb17 Depreciation	J-1740		0.00	358.06	-358.06	Feb17 Depreciation
chpset	CHP 830 Seton...	03/31/2017	03/2017	Mar17 Depreciation	J-1903		0.00	716.11	-1,074.17	Mar17 Depreciation
				Net Change=-1,074.17			0.00	1,074.17	-1,074.17 = Ending Balance =	
1725-0000				Accumulated Depreciation - Le...					0.00 = Beginning Balance =	
chpset	CHP 830 Seton...	03/31/2017	03/2017	Mar17 Depreciation	J-1903		0.00	171.64	-171.64	Mar17 Depreciation
				Net Change=-171.64			0.00	171.64	-171.64 = Ending Balance =	
1730-0000				Accumulated Depreciation - Cl...					0.00 = Beginning Balance =	
chpset	CHP 830 Seton...	02/28/2017	02/2017	Feb17 Depreciation	J-1740		0.00	117.22	-117.22	Feb17 Depreciation
chpset	CHP 830 Seton...	03/31/2017	03/2017	Mar17 Depreciation	J-1903		0.00	234.43	-351.65	Mar17 Depreciation
				Net Change=-351.65			0.00	351.65	-351.65 = Ending Balance =	
2110-0000				Mortgage Loan 1 Origination					0.00 = Beginning Balance =	
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		0.00	902,300.00	-902,300.00	2-8-17 Close - Loan
				Net Change=-902,300.00			0.00	902,300.00	-902,300.00 = Ending Balance =	
2210-0000				Accounts Payable					0.00 = Beginning Balance =	
				Payable Batch 801				2,895.10	-2,895.10	
				Payable Batch 821				948.36	-3,843.46	
				Payable Batch 805				353.57	-4,197.03	
				Check Batch 946			2,895.10		-1,301.93	
				Check Batch 950			353.57		-948.36	
				Check Batch 965			948.36		0.00	
				Payable Batch 868				48.95	-48.95	
				Check Batch 987			1,564.01		1,515.06	
				Payable Batch 822				1,564.01	-48.95	
				Payable Batch 826				312.80	-361.75	
				Check Batch 1002			2,062.80		1,701.05	
				Payable Batch 842				1,750.00	-48.95	
				Payable Batch 851				324.00	-372.95	

General Ledger

Period = Jan 2017-Mar 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Payable Batch 863				165.00	-537.95	
				Payable Batch 879				2,640.00	-3,177.95	
				Net Change=-3,177.95			7,823.84	11,001.79	-3,177.95	= Ending Balance =
2320-0000				Accrued Insurance					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	02/28/2017	02/2017	ACCR Feb17 Ins	J-1741		0.00	250.00	-250.00	ACCR Feb17 Ins
chpset	CHP 830 Seton...	03/28/2017	03/2017	rvs	J-1745	:Rever...	250.00	0.00	0.00	ACCR Feb17 Ins
chpset	CHP 830 Seton...	03/31/2017	03/2017	Travelers Insurance (travelers)	P-2393	Mar17...	2,640.00	0.00	2,640.00	830 seton Insurance 2017
chpset	CHP 830 Seton...	03/31/2017	03/2017	Mar17 ME Entries	J-1904		0.00	264.00	2,376.00	Mar17 ME Entries
				Net Change=2,376.00			2,890.00	514.00	2,376.00	= Ending Balance =
2340-0000				Accrued Real Estate Taxes					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		0.00	60,415.59	-60,415.59	2-8-17 Close - Tax Credit 2016
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		0.00	12,219.69	-72,635.28	2-8-17 Close - Tax Credit 2017
chpset	CHP 830 Seton...	02/28/2017	02/2017	Feb17 RET	J-1746		0.00	8,000.00	-80,635.28	Feb17 RET
chpset	CHP 830 Seton...	03/31/2017	03/2017	Mar17 ME Entries	J-1904		0.00	10,000.00	-90,635.28	Mar17 ME Entries
				Net Change=-90,635.28			0.00	90,635.28	-90,635.28	= Ending Balance =
2410-0000				Prepaid Receipts					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	02/24/2017	02/2017	JNS Power & Control Systems, ...	R-3455	11995	0.00	1,850.00	-1,850.00	
chpset	CHP 830 Seton...	02/24/2017	02/2017	American Cable & Telephone, ...	R-3456	1014653	0.00	2,040.00	-3,890.00	
chpset	CHP 830 Seton...	02/24/2017	02/2017	DTA Group and Tomasz Malysa...	R-3458	3298	0.00	1,950.00	-5,840.00	
chpset	CHP 830 Seton...	02/24/2017	02/2017	Micro Format, Inc (t0000333)	R-3459	25766	0.00	4,084.30	-9,924.30	
chpset	CHP 830 Seton...	02/27/2017	02/2017	Elite Coffee Services, Inc (t00...	R-3451	1943	0.00	100.00	-10,024.30	
chpset	CHP 830 Seton...	02/27/2017	02/2017	Elite Coffee Services, Inc (t00...	R-3451	1943	0.00	1,800.00	-11,824.30	
chpset	CHP 830 Seton...	02/27/2017	02/2017	The Swim Team Store (t0000337)	R-3452	1943	0.00	1,459.00	-13,283.30	
chpset	CHP 830 Seton...	03/01/2017	02/2017	DTA Group and Tomasz Malysa...	R-3599	none	1,950.00	0.00	-11,333.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/02/2017	02/2017	Alexeter Technologies, LLC (t...	R-3489	10900	0.00	4,100.00	-15,433.30	Reversed by ctrl# 3618 sb in march
chpset	CHP 830 Seton...	03/02/2017	02/2017	Alexeter Technologies, LLC (t...	R-3489	10900	0.00	4,100.00	-19,533.30	Reversed by ctrl# 3618 sb in march
chpset	CHP 830 Seton...	03/02/2017	02/2017	Alexeter Technologies, LLC (t...	R-3489	10900	4,100.00	0.00	-15,433.30	Reversed by ctrl# 3618 sb in march
chpset	CHP 830 Seton...	03/02/2017	02/2017	American Cable & Telephone, ...	R-3490	233332	0.00	1,770.00	-17,203.30	Reversed by ctrl# 3533 Error
chpset	CHP 830 Seton...	03/07/2017	02/2017	American Cable & Telephone, ...	R-3533	233332	1,770.00	0.00	-15,433.30	:Prog Gen Reverses receipt Ctrl# 3490 Error
chpset	CHP 830 Seton...	03/07/2017	02/2017	Chila, LLC (t0000338)	R-3534	none	825.00	0.00	-14,608.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/07/2017	02/2017	Alexeter Technologies, LLC (t...	R-3535	none	4,100.00	0.00	-10,508.30	:Prog Gen prepayment transfer Reversed by ct...
chpset	CHP 830 Seton...	03/15/2017	02/2017	Micro Format, Inc (t0000333)	R-3565	025796	0.00	4,084.30	-14,592.60	:CHECKscan Payment Reversed by ctrl# 362...
chpset	CHP 830 Seton...	03/15/2017	02/2017	Micro Format, Inc (t0000333)	R-3565	025796	4,084.30	0.00	-10,508.30	:CHECKscan Payment Reversed by ctrl# 362...
chpset	CHP 830 Seton...	03/15/2017	02/2017	Micro Format, Inc (t0000333)	R-3565	025796	0.00	4,084.30	-14,592.60	:CHECKscan Payment Reversed by ctrl# 362...
chpset	CHP 830 Seton...	03/23/2017	02/2017	Alexeter Technologies, LLC (t...	R-3618	10900	4,100.00	0.00	-10,492.60	:Prog Gen Reverses receipt Ctrl# 3489 sb in ...

General Ledger

Period = Jan 2017-Mar 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
chpset	CHP 830 Seton...	03/23/2017	02/2017	Alexeter Technologies, LLC (t...	R-3619	none	0.00	4,100.00	-14,592.60	:Prog Gen Reverses receipt Ctrl# 3535
chpset	CHP 830 Seton...	03/23/2017	02/2017	Micro Format, Inc (t0000333)	R-3620	025796	4,084.30	0.00	-10,508.30	:Prog Gen Reverses receipt Ctrl# 3565 sb in ...
chpset	CHP 830 Seton...	03/27/2017	02/2017	DTA Group and Tomasz Malysa...	R-3652	003533	0.00	1,950.00	-12,458.30	:CHECKscan Payment
chpset	CHP 830 Seton...	03/27/2017	02/2017	RDS Capital, LLC (t0000339)	R-3653	003351	0.00	1,800.00	-14,258.30	:CHECKscan Payment
chpset	CHP 830 Seton...	03/27/2017	02/2017	JNS Power & Control Systems, ...	R-3654	012016	0.00	1,850.00	-16,108.30	:CHECKscan Payment
chpset	CHP 830 Seton...	03/27/2017	02/2017	DSK Enterprises, Inc. (t0000332)	R-3655	013149	0.00	1,900.00	-18,008.30	:CHECKscan Payment
chpset	CHP 830 Seton...	03/27/2017	02/2017	American Cable & Telephone, ...	R-3656	1014965	0.00	952.00	-18,960.30	:CHECKscan Payment
chpset	CHP 830 Seton...	03/27/2017	02/2017	American Cable & Telephone, ...	R-3656	1014965	0.00	1,120.00	-20,080.30	:CHECKscan Payment
chpset	CHP 830 Seton...	03/27/2017	02/2017	The Swim Team Store (t0000337)	R-3657	020889	0.00	324.00	-20,404.30	:CHECKscan Payment
chpset	CHP 830 Seton...	03/27/2017	02/2017	The Swim Team Store (t0000337)	R-3657	020889	0.00	1,718.75	-22,123.05	:CHECKscan Payment
chpset	CHP 830 Seton...	03/31/2017	02/2017	Alexeter Technologies, LLC (t...	R-3763	010942	0.00	2,050.00	-24,173.05	:CHECKscan Payment
chpset	CHP 830 Seton...	03/31/2017	02/2017	Alexeter Technologies, LLC (t...	R-3763	010942	0.00	2,050.00	-26,223.05	:CHECKscan Payment
chpset	CHP 830 Seton...	03/31/2017	02/2017	Elite Coffee Services, Inc (t00...	R-3764	001975	0.00	1,700.00	-27,923.05	:CHECKscan Payment
chpset	CHP 830 Seton...	03/01/2017	03/2017	Elite Coffee Services, Inc (t00...	R-3453	none	1,800.00	0.00	-26,123.05	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	The Swim Team Store (t0000337)	R-3454	none	1,459.00	0.00	-24,664.05	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	Micro Format, Inc (t0000333)	R-3460	:prepay	4,084.30	0.00	-20,579.75	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	JNS Power & Control Systems, ...	R-3461	none	1,850.00	0.00	-18,729.75	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	American Cable & Telephone, ...	R-3462	none	2,040.00	0.00	-16,689.75	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	RDS Capital, LLC (t0000339)	R-3699	none	1,800.00	0.00	-14,889.75	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/01/2017	03/2017	DSK Enterprises, Inc. (t0000332)	R-3701	none	1,900.00	0.00	-12,989.75	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	03/07/2017	03/2017	Chila, LLC (t0000338)	R-3531	4918...	0.00	825.00	-13,814.75	
chpset	CHP 830 Seton...	03/07/2017	03/2017	Micro Format, Inc (t0000333)	R-3623	625796	0.00	4,084.30	-17,899.05	
Net Change=-17,899.05							39,946.90	57,845.95	-17,899.05	= Ending Balance =
2420-0000	Tenant Deposits							0.00 = Beginning Balance =		
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		0.00	21,152.95	-21,152.95	2-8-17 Close - SD
chpset	CHP 830 Seton...	02/16/2017	02/2017	DTA Group and Tomasz Malysa...	C-4568	:Quic...	0.00	5,850.00	-27,002.95	:Posted by QuickTrans (SCD)
Net Change=-27,002.95							0.00	27,002.95	-27,002.95	= Ending Balance =
2430-0000	Unearned Revenue							0.00 = Beginning Balance =		
chpset	CHP 830 Seton...	02/28/2017	02/2017	Mar17 Rent posted to Feb on a...	J-1747		0.00	7,700.00	-7,700.00	Mar17 Rent posted to Feb on accident
chpset	CHP 830 Seton...	03/28/2017	03/2017		J-1748	:Rever...	7,700.00	0.00	0.00	Mar17 Rent posted to Feb on accident
Net Change=0.00							7,700.00	7,700.00	0.00	= Ending Balance =
3100-3400	CHP 830 Seton - Equity							0.00 = Beginning Balance =		
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		0.00	545,994.00	-545,994.00	2-8-17 Close - Equity
Net Change=-545,994.00							0.00	545,994.00	-545,994.00	= Ending Balance =

General Ledger

Period = Jan 2017-Mar 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
3810-0000				Retained Earnings					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
4507-0000				Base Rent					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	03/01/2017	01/2017	Chila, LLC (t0000338)	C-4415		0.00	825.00	-825.00	Mar17 (half month)
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		0.00	5,809.02	-6,634.02	2-8-17 Close - Rent Proration
chpset	CHP 830 Seton...	02/20/2017	02/2017	Feb17 Rent recd Chila - 6 day...	J-1716		0.00	1,650.00	-8,284.02	Feb17 Chila rent-6 days to seller
chpset	CHP 830 Seton...	02/28/2017	02/2017	Technicor Properties (technicor)	P-2200	Feb17...	353.57	0.00	-7,930.45	Feb17-ChillaProration
chpset	CHP 830 Seton...	02/28/2017	02/2017	Mar17 Rent posted to Feb on a...	J-1747		7,700.00	0.00	-230.45	Mar17 Rent posted to Feb on accident
chpset	CHP 830 Seton...	03/01/2017	02/2017	DTA Group and Tomasz Malysa...	C-4777		0.00	1,950.00	-2,180.45	Mar17 Rent
chpset	CHP 830 Seton...	03/07/2017	02/2017	Chila, LLC (t0000338)	C-4571		0.00	825.00	-3,005.45	Second half of march
chpset	CHP 830 Seton...	03/07/2017	02/2017	Alexeter Technologies, LLC (t...	C-4572		0.00	4,100.00	-7,105.45	March 2017 Units 6 and 12
chpset	CHP 830 Seton...	03/29/2017	02/2017	Elite Coffee Services, Inc (t00...	C-4942		0.00	100.00	-7,205.45	Rent is 1900 not 1800
chpset	CHP 830 Seton...	04/01/2017	02/2017	Elite Coffee Services, Inc (t00...	C-4943		0.00	100.00	-7,305.45	Rent is 1900 not 1800
chpset	CHP 830 Seton...	03/01/2017	03/2017	JNS Power & Control Systems, ...	C-4408	:Post	0.00	1,850.00	-9,155.45	Base Rent (03/2017)
chpset	CHP 830 Seton...	03/01/2017	03/2017	DSK Enterprises, Inc. (t0000332)	C-4409	:Post	0.00	1,900.00	-11,055.45	Base Rent (03/2017)
chpset	CHP 830 Seton...	03/01/2017	03/2017	Micro Format, Inc (t0000333)	C-4410	:Post	0.00	4,084.30	-15,139.75	Base Rent (03/2017)
chpset	CHP 830 Seton...	03/01/2017	03/2017	American Cable & Telephone, ...	C-4411	:Post	0.00	2,040.00	-17,179.75	Base Rent (03/2017)
chpset	CHP 830 Seton...	03/01/2017	03/2017	The Swim Team Store (t0000337)	C-4412	:Post	0.00	1,459.00	-18,638.75	Base Rent (03/2017)
chpset	CHP 830 Seton...	03/01/2017	03/2017	RDS Capital, LLC (t0000339)	C-4413	:Post	0.00	1,800.00	-20,438.75	Base Rent (03/2017)
chpset	CHP 830 Seton...	03/01/2017	03/2017	Elite Coffee Services, Inc (t00...	C-4414	:Post	0.00	1,800.00	-22,238.75	Base Rent (03/2017)
chpset	CHP 830 Seton...	03/07/2017	03/2017	830 Seton Feb Deposits - rent ...	J-1749		0.00	7,074.12	-29,312.87	830 Seton Feb Deposits - rent due at closing
chpset	CHP 830 Seton...	03/07/2017	03/2017	830 Seton Feb Deposits - rent ...	J-1749		0.00	164.38	-29,477.25	830 Seton Feb Deposits - rent due at closing
chpset	CHP 830 Seton...	03/16/2017	03/2017	Feb17 Rent recd - from seller	J-1717		0.00	1,532.14	-31,009.39	Feb17 recd - from seller
chpset	CHP 830 Seton...	03/28/2017	03/2017		J-1748	:Rever...	0.00	7,700.00	-38,709.39	Mar17 Rent posted to Feb on accident
chpset	CHP 830 Seton...	03/31/2017	03/2017	SFP Commercial Real Estate (s...	P-2330	Maint...	324.00	0.00	-38,385.39	Mar17 Swim Team Maint Services
				Net Change=-38,385.39			8,377.57	46,762.96	-38,385.39	= Ending Balance =
5755-0000				Interest on Bank Accounts					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	02/28/2017	02/2017	Feb17 Int	J-1718		0.00	9.31	-9.31	Feb17 Int
chpset	CHP 830 Seton...	03/31/2017	03/2017	Mar17 Int	J-1857		0.00	20.51	-29.82	Mar17 Int
chpset	CHP 830 Seton...	03/31/2017	03/2017	Mar17 int	J-1859		0.00	0.01	-29.83	Mar17 int
				Net Change=-29.83			0.00	29.83	-29.83	= Ending Balance =
6110-0000				Utility Electric					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	02/21/2017	02/2017	Com Ed (comed)	P-2189	2814...	67.31	0.00	67.31	
chpset	CHP 830 Seton...	03/22/2017	03/2017	Com Ed (comed)	P-2372	2814...	48.95	0.00	116.26	
				Net Change=116.26			116.26	0.00	116.26	= Ending Balance =

General Ledger

Period = Jan 2017-Mar 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6130-0000				Utility Water					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	02/28/2017	02/2017	Village of Wheeling (wheeling)	P-2193	5212...	43.18	0.00	43.18	
				Net Change=43.18			43.18	0.00	43.18	= Ending Balance =
6310-0000				Vacant Electric					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	02/21/2017	02/2017	Com Ed (comed)	P-2188	2814...	52.34	0.00	52.34	
chpset	CHP 830 Seton...	02/22/2017	02/2017	Com Ed (comed)	P-2192	2814...	20.15	0.00	72.49	
				Net Change=72.49			72.49	0.00	72.49	= Ending Balance =
6320-0000				Vacant Gas					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	02/27/2017	02/2017	Nicor Gas (nicor)	P-2239	2322...	17.43	0.00	17.43	
				Net Change=17.43			17.43	0.00	17.43	= Ending Balance =
6420-0100				Contract Maintenance					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	03/07/2017	03/2017	Mainstream Real Estate Service...	P-2241	1121	450.93	0.00	450.93	
				Net Change=450.93			450.93	0.00	450.93	= Ending Balance =
6420-0600				Locks and Keys					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	03/31/2017	03/2017	SFP Commercial Real Estate (s...	P-2360	Q1-I...	165.00	0.00	165.00	lock
				Net Change=165.00			165.00	0.00	165.00	= Ending Balance =
6420-1100				Other - Repairs and Maintenance					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	03/09/2017	03/2017	Gem Dock and Door (gem)	P-2240	1049	150.00	0.00	150.00	
				Net Change=150.00			150.00	0.00	150.00	= Ending Balance =
6420-1200				NR Other - Repairs & Maintenance					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	03/07/2017	03/2017	Mainstream Real Estate Service...	P-2241	1121	330.00	0.00	330.00	
				Net Change=330.00			330.00	0.00	330.00	= Ending Balance =
6480-0200				Alarms and Monitoring					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	02/21/2017	02/2017	Tyco Integrated Security LLC (tyco)	P-2190	28092476	125.00	0.00	125.00	
chpset	CHP 830 Seton...	02/21/2017	02/2017	Tyco Integrated Security LLC (tyco)	P-2191	28092475	217.87	0.00	342.87	
				Net Change=342.87			342.87	0.00	342.87	= Ending Balance =
6520-0400				Banking Fees					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1661		10.00	0.00	10.00	2-8-17 Banking Fees
chpset	CHP 830 Seton...	02/28/2017	02/2017	Feb17 Fees	J-1714		35.00	0.00	45.00	Feb17 Fees

General Ledger

Period = Jan 2017-Mar 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
Net Change=45.00							45.00	0.00	45.00	= Ending Balance =
6520-1200	Office Supplies									0.00 = Beginning Balance =
chpset	CHP 830 Seton...	02/28/2017	02/2017	Feb17 Fees	J-1714		201.85	0.00	201.85	check order
Net Change=201.85							201.85	0.00	201.85	= Ending Balance =
6530-0100	Management Fee									0.00 = Beginning Balance =
chpset	CHP 830 Seton...	03/27/2017	03/2017	SFP Commercial Real Estate (s...	P-2242	Mar...	1,564.01	0.00	1,564.01	Mar17 Mgmt Fee
Net Change=1,564.01							1,564.01	0.00	1,564.01	= Ending Balance =
6610-0000	Property Insurance									0.00 = Beginning Balance =
chpset	CHP 830 Seton...	02/28/2017	02/2017	ACCR Feb17 Ins	J-1741		250.00	0.00	250.00	ACCR Feb17 Ins
chpset	CHP 830 Seton...	03/28/2017	03/2017	rvs	J-1745	:Rever...	0.00	250.00	0.00	ACCR Feb17 Ins
chpset	CHP 830 Seton...	03/31/2017	03/2017	Mar17 ME Entries	J-1904		264.00	0.00	264.00	Mar17 ME Entries
Net Change=264.00							514.00	250.00	264.00	= Ending Balance =
6710-0000	Real Property Taxes									0.00 = Beginning Balance =
chpset	CHP 830 Seton...	02/28/2017	02/2017	Feb17 RET	J-1746		8,000.00	0.00	8,000.00	Feb17 RET
chpset	CHP 830 Seton...	03/31/2017	03/2017	Mar17 ME Entries	J-1904		10,000.00	0.00	18,000.00	Mar17 ME Entries
Net Change=18,000.00							18,000.00	0.00	18,000.00	= Ending Balance =
8110-0000	1st Mortgage Interest									0.00 = Beginning Balance =
chpset	CHP 830 Seton...	03/31/2017	03/2017	Mar17 Loan	J-1858		2,791.49	0.00	2,791.49	Mar17 Loan
Net Change=2,791.49							2,791.49	0.00	2,791.49	= Ending Balance =
8210-0000	Depreciation Expense									0.00 = Beginning Balance =
chpset	CHP 830 Seton...	02/28/2017	02/2017	Feb17 Depreciation	J-1740		1,576.99	0.00	1,576.99	Feb17 Depreciation
chpset	CHP 830 Seton...	03/31/2017	03/2017	Mar17 Depreciation	J-1903		3,325.60	0.00	4,902.59	Mar17 Depreciation
Net Change=4,902.59							4,902.59	0.00	4,902.59	= Ending Balance =
8310-5000	Asset Mgmt Fees									0.00 = Beginning Balance =
chpset	CHP 830 Seton...	03/27/2017	03/2017	Corcoran Commercial Real Est...	P-2246	Mar...	312.80	0.00	312.80	Feb-Mar AMF
Net Change=312.80							312.80	0.00	312.80	= Ending Balance =
							1,948,344.28	1,948,344.28		

Cash Flow Statement

Period = Jan 2017-Mar 2017

Book = Accrual

		Period to Date	%	Year to Date	%
4000-0000	REVENUE				
4100-0000	RENT REVENUE				
4507-0000	Base Rent	38,385.39	99.92	38,385.39	99.92
4999-9999	NET RENT REVENUE	38,385.39	99.92	38,385.39	99.92
5600-0000	OTHER REVENUE				
5755-0000	Interest on Bank Accounts	29.83	0.08	29.83	0.08
5899-0000	TOTAL OTHER REVENUE	29.83	0.08	29.83	0.08
5999-0000	TOTAL REVENUE	38,415.22	100.00	38,415.22	100.00
6000-0000	OPERATING EXPENSES				
6100-0000	RECOVERABLE UTILITIES				
6110-0000	Utility Electric	116.26	0.30	116.26	0.30
6130-0000	Utility Water	43.18	0.11	43.18	0.11
6190-9999	TOTAL RECOVERABLE UTILITIES	159.44	0.42	159.44	0.42
6300-0000	NON RECOVERABLE UTILITIES				
6310-0000	Vacant Electric	72.49	0.19	72.49	0.19
6320-0000	Vacant Gas	17.43	0.05	17.43	0.05
6399-0000	TOTAL NON RECOVERABLE UTILITIES	89.92	0.23	89.92	0.23
6400-0000	REPAIRS AND MAINTENANCE				
6420-0000	GENERAL REPAIRS AND MAINTENANCE				
6420-0100	Contract Maintenance	450.93	1.17	450.93	1.17
6420-0600	Locks and Keys	165.00	0.43	165.00	0.43
6420-1100	Other - Repairs and Maintenance	150.00	0.39	150.00	0.39

Cash Flow Statement

Period = Jan 2017-Mar 2017

Book = Accrual

		Period to Date	%	Year to Date	%
6420-1200	NR Other - Repairs & Maintenance	330.00	0.86	330.00	0.86
6420-9999	TOTAL GENERAL REPAIRS AND MAINTENANCE	1,095.93	2.85	1,095.93	2.85
6480-0000	SAFETY SERVICES				
6480-0200	Alarms and Monitoring	342.87	0.89	342.87	0.89
6480-9999	TOTAL SAFETY SERVICES	342.87	0.89	342.87	0.89
6499-0000	TOTAL REPAIRS AND MAINTENANCE	1,438.80	3.75	1,438.80	3.75
6500-0000	GENERAL AND ADMINISTRATIVE				
6520-0000	ADMINISTRATIVE EXPENSES				
6520-0400	Banking Fees	45.00	0.12	45.00	0.12
6520-1200	Office Supplies	201.85	0.53	201.85	0.53
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	246.85	0.64	246.85	0.64
6530-0000	MANAGEMENT FEES				
6530-0100	Management Fee	1,564.01	4.07	1,564.01	4.07
6530-9999	TOTAL MANAGEMENT FEES	1,564.01	4.07	1,564.01	4.07
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	1,810.86	4.71	1,810.86	4.71
6600-0000	INSURANCE				
6610-0000	Property Insurance	264.00	0.69	264.00	0.69
6699-0000	TOTAL INSURANCE	264.00	0.69	264.00	0.69
6700-0000	PROPERTY TAXES				

Cash Flow Statement

Period = Jan 2017-Mar 2017

Book = Accrual

		Period to Date	%	Year to Date	%
6710-0000	Real Property Taxes	18,000.00	46.86	18,000.00	46.86
6799-0000	TOTAL PROPERTY TAXES	18,000.00	46.86	18,000.00	46.86
7990-0000	TOTAL OPERATING EXPENSES	21,763.02	56.65	21,763.02	56.65
7999-0000	NET OPERATING INCOME	16,652.20	43.35	16,652.20	43.35
8100-0000	DEBT EXPENSE				
8110-0000	1st Mortgage Interest	2,791.49	7.27	2,791.49	7.27
8149-9998	TOTAL DEBT EXPENSE	2,791.49	7.27	2,791.49	7.27
8149-9999	TOTAL NOI WITH DEBT EXPENSE	13,860.71	36.08	13,860.71	36.08
8200-0000	DEPRECIATION EXPENSE				
8210-0000	Depreciation Expense	4,902.59	12.76	4,902.59	12.76
8239-9999	TOTAL DEPRECIATION EXPENSE	4,902.59	12.76	4,902.59	12.76
8310-0000	(OTHER INCOME)/EXPENSE				
8310-5000	Asset Mgmt Fees	312.80	0.81	312.80	0.81
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	312.80	0.81	312.80	0.81
9090-0000	NET INCOME	8,645.32	22.50	8,645.32	22.50
	Adjustments				
1310-0000	Accounts Receivable	-200.00	-0.52	-200.00	-0.52
1505-0000	Land	-128,900.00	-335.54	-128,900.00	-335.54
1510-0000	Buildings	-1,031,200.00	-2,684.35	-1,031,200.00	-2,684.35
1512-0000	Land Improvements	-128,900.00	-335.54	-128,900.00	-335.54
1525-0000	Lease-Commision Costs	-4,119.25	-10.72	-4,119.25	-10.72
1530-0000	Closing Costs	-62,572.50	-162.88	-62,572.50	-162.88

Cash Flow Statement

Period = Jan 2017-Mar 2017

Book = Accrual

		Period to Date	%	Year to Date	%
1710-0000	Accumulated Depreciation - Building	3,305.13	8.60	3,305.13	8.60
1712-0000	Accumulated Depreciation - Land Improvements	1,074.17	2.80	1,074.17	2.80
1725-0000	Accumulated Depreciation - Lease Costs	171.64	0.45	171.64	0.45
1730-0000	Accumulated Depreciation - Closing Costs	351.65	0.92	351.65	0.92
2110-0000	Mortgage Loan 1 Origination	902,300.00	2,348.81	902,300.00	2,348.81
2210-0000	Accounts Payable	3,177.95	8.27	3,177.95	8.27
2320-0000	Accrued Insurance	-2,376.00	-6.18	-2,376.00	-6.18
2340-0000	Accrued Real Estate Taxes	90,635.28	235.94	90,635.28	235.94
2410-0000	Prepaid Receipts	17,899.05	46.59	17,899.05	46.59
2420-0000	Tenant Deposits	27,002.95	70.29	27,002.95	70.29
3100-3400	CHP 830 Seton - Equity	545,994.00	1,421.30	545,994.00	1,421.30
	Total Adjustments	233,644.07	608.21	233,644.07	608.21

Cash Flow**242,289.39****630.71****242,289.39****630.71**

	Period to Date	Beginning Balance	Ending Balance	Difference
1110-0000	Operating Cash	0.00	64,068.62	64,068.62
1115-0000	Money Market	0.00	151,217.82	151,217.82
1120-0000	Reserve Cash	0.00	27,002.95	27,002.95
	Total Cash	0.00	242,289.39	242,289.39

	Year to Date	Beginning Balance	Ending Balance	Difference
1110-0000	Operating Cash	0.00	64,068.62	64,068.62
1115-0000	Money Market	0.00	151,217.82	151,217.82
1120-0000	Reserve Cash	0.00	27,002.95	27,002.95
	Total Cash	0.00	242,289.39	242,289.39

Budget Comparison

Period = Jan 2017-Mar 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000-0000	REVENUE									
4100-0000	RENT REVENUE									
4501-0000	Gross Potential Rent	0.00	4,000.00	-4,000.00	-100.00	0.00	4,000.00	-4,000.00	-100.00	90,140.00
4507-0000	Base Rent	38,385.39	16,583.00	21,802.39	131.47	38,385.39	16,583.00	21,802.39	131.47	122,565.00
4999-9999	NET RENT REVENUE	38,385.39	20,583.00	17,802.39	86.49	38,385.39	20,583.00	17,802.39	86.49	212,705.00
5600-0000	OTHER REVENUE									
5755-0000	Interest on Bank Accounts	29.83	0.00	29.83	N/A	29.83	0.00	29.83	N/A	0.00
5899-0000	TOTAL OTHER REVENUE	29.83	0.00	29.83	N/A	29.83	0.00	29.83	N/A	0.00
5999-0000	TOTAL REVENUE	38,415.22	20,583.00	17,832.22	86.64	38,415.22	20,583.00	17,832.22	86.64	212,705.00
6000-0000	OPERATING EXPENSES									
6100-0000	RECOVERABLE UTILITIES									
6110-0000	Utility Electric	116.26	0.00	-116.26	N/A	116.26	0.00	-116.26	N/A	1,500.00
6120-0000	Utility Gas	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	420.00
6130-0000	Utility Water	43.18	200.00	156.82	78.41	43.18	200.00	156.82	78.41	2,000.00
6190-9999	TOTAL RECOVERABLE UTILITIES	159.44	450.00	290.56	64.57	159.44	450.00	290.56	64.57	3,920.00
6300-0000	NON RECOVERABLE UTILITIES									
6310-0000	Vacant Electric	72.49	0.00	-72.49	N/A	72.49	0.00	-72.49	N/A	0.00
6320-0000	Vacant Gas	17.43	0.00	-17.43	N/A	17.43	0.00	-17.43	N/A	0.00
6399-0000	TOTAL NON RECOVERABLE UTILITIES	89.92	0.00	-89.92	N/A	89.92	0.00	-89.92	N/A	0.00
6400-0000	REPAIRS AND MAINTENANCE									
6410-0000	EXTERIOR BUILDING									

Budget Comparison

Period = Jan 2017-Mar 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6410-0200	Roofs- Gutters And Flashing	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,600.00
6410-9999	TOTAL EXTERIOR BUILDING	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,600.00
6420-0000	GENERAL REPAIRS AND MAINTENANCE									
6420-0100	Contract Maintenance	450.93	250.00	-200.93	-80.37	450.93	250.00	-200.93	-80.37	3,000.00
6420-0600	Locks and Keys	165.00	0.00	-165.00	N/A	165.00	0.00	-165.00	N/A	0.00
6420-1100	Other - Repairs and Maintenance	150.00	0.00	-150.00	N/A	150.00	0.00	-150.00	N/A	0.00
6420-1200	NR Other - Repairs & Maintenance	330.00	1,500.00	1,170.00	78.00	330.00	1,500.00	1,170.00	78.00	3,000.00
6420-9999	TOTAL GENERAL REPAIRS AND MAINTENANCE	1,095.93	1,750.00	654.07	37.38	1,095.93	1,750.00	654.07	37.38	6,000.00
6450-0000	PARKING LOT									
6450-0300	Parking Lot Lighting	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,450.00
6450-0500	Snow / Ice Removal	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	1,300.00
6450-9999	TOTAL PARKING LOT	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	2,750.00
6460-0000	LANDSCAPING AND GROUNDS									
6460-0200	Landscaping Contract	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	3,925.00
6460-9999	TOTAL LANDSCAPING AND GROUNDS	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	3,925.00
6480-0000	SAFETY SERVICES									
6480-0200	Alarms and Monitoring	342.87	40.00	-302.87	-757.18	342.87	40.00	-302.87	-757.18	400.00
6480-0300	Fire Protection	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,100.00
6480-9999	TOTAL SAFETY SERVICES	342.87	40.00	-302.87	-757.18	342.87	40.00	-302.87	-757.18	1,500.00

Budget Comparison

Period = Jan 2017-Mar 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6499-0000	TOTAL REPAIRS AND MAINTENANCE	1,438.80	3,290.00	1,851.20	56.27	1,438.80	3,290.00	1,851.20	56.27	15,775.00
6500-0000	GENERAL AND ADMINISTRATIVE									
6520-0000	ADMINISTRATIVE EXPENSES									
6520-0100	Accounting Services	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,000.00
6520-0400	Banking Fees	45.00	0.00	-45.00	N/A	45.00	0.00	-45.00	N/A	0.00
6520-0800	Dues & Subscriptions	0.00	167.00	167.00	100.00	0.00	167.00	167.00	100.00	1,670.00
6520-1200	Office Supplies	201.85	0.00	-201.85	N/A	201.85	0.00	-201.85	N/A	0.00
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	246.85	367.00	120.15	32.74	246.85	367.00	120.15	32.74	3,670.00
6530-0000	MANAGEMENT FEES									
6530-0100	Management Fee	1,564.01	2,748.00	1,183.99	43.09	1,564.01	2,748.00	1,183.99	43.09	29,856.00
6530-9999	TOTAL MANAGEMENT FEES	1,564.01	2,748.00	1,183.99	43.09	1,564.01	2,748.00	1,183.99	43.09	29,856.00
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	1,810.86	3,115.00	1,304.14	41.87	1,810.86	3,115.00	1,304.14	41.87	33,526.00
6600-0000	INSURANCE									
6610-0000	Property Insurance	264.00	241.00	-23.00	-9.54	264.00	241.00	-23.00	-9.54	2,410.00
6699-0000	TOTAL INSURANCE	264.00	241.00	-23.00	-9.54	264.00	241.00	-23.00	-9.54	2,410.00
6700-0000	PROPERTY TAXES									
6710-0000	Real Property Taxes	18,000.00	7,333.00	-10,667.00	-145.47	18,000.00	7,333.00	-10,667.00	-145.47	73,330.00
6799-0000	TOTAL PROPERTY TAXES	18,000.00	7,333.00	-10,667.00	-145.47	18,000.00	7,333.00	-10,667.00	-145.47	73,330.00
7990-0000	TOTAL OPERATING EXPENSES	21,763.02	14,429.00	-7,334.02	-50.83	21,763.02	14,429.00	-7,334.02	-50.83	128,961.00

Budget Comparison

Period = Jan 2017-Mar 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7999-0000	NET OPERATING INCOME	16,652.20	6,154.00	10,498.20	170.59	16,652.20	6,154.00	10,498.20	170.59	83,744.00
8100-0000	DEBT EXPENSE									
8110-0000	1st Mortgage Interest	2,791.49	3,102.00	310.51	10.01	2,791.49	3,102.00	310.51	10.01	31,020.00
8149-9998	TOTAL DEBT EXPENSE	2,791.49	3,102.00	310.51	10.01	2,791.49	3,102.00	310.51	10.01	31,020.00
8149-9999	TOTAL NOI WITH DEBT EXPENSE	13,860.71	3,052.00	10,808.71	354.15	13,860.71	3,052.00	10,808.71	354.15	52,724.00
8200-0000	DEPRECIATION EXPENSE									
8210-0000	Depreciation Expense	4,902.59	2,920.00	-1,982.59	-67.90	4,902.59	2,920.00	-1,982.59	-67.90	29,200.00
8239-9999	TOTAL DEPRECIATION EXPENSE	4,902.59	2,920.00	-1,982.59	-67.90	4,902.59	2,920.00	-1,982.59	-67.90	29,200.00
8310-0000	(OTHER INCOME)/EXPENSE									
8310-5000	Asset Mgmt Fees	312.80	500.00	187.20	37.44	312.80	500.00	187.20	37.44	5,000.00
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	312.80	500.00	187.20	37.44	312.80	500.00	187.20	37.44	5,000.00
9090-0000	NET INCOME	8,645.32	-368.00	9,013.32	2,449.27	8,645.32	-368.00	9,013.32	2,449.27	18,524.00

Balance Sheet (With Period Change)

Period = Jan 2017-Mar 2017

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-0000	Operating Cash	64,068.62	0.00	64,068.62
1115-0000	Money Market	151,217.82	0.00	151,217.82
1120-0000	Reserve Cash	27,002.95	0.00	27,002.95
1199-0000	TOTAL CASH	242,289.39	0.00	242,289.39
1300-0000	ACCOUNTS RECEIVABLE			
1310-0000	Accounts Receivable	200.00	0.00	200.00
1399-0000	TOTAL ACCOUNTS RECEIVABLE	200.00	0.00	200.00
1500-0000	PROPERTY			
1505-0000	Land	128,900.00	0.00	128,900.00
1510-0000	Buildings	1,031,200.00	0.00	1,031,200.00
1512-0000	Land Improvements	128,900.00	0.00	128,900.00
1525-0000	Lease-Commision Costs	4,119.25	0.00	4,119.25
1530-0000	Closing Costs	62,572.50	0.00	62,572.50
1599-9999	TOTAL PROPERTY	1,355,691.75	0.00	1,355,691.75
1700-0000	ACCUMULATED DEPRECIATION			
1710-0000	Accumulated Depreciation - Building	-3,305.13	0.00	-3,305.13
1712-0000	Accumulated Depreciation - Land Improvements	-1,074.17	0.00	-1,074.17
1725-0000	Accumulated Depreciation - Lease Costs	-171.64	0.00	-171.64
1730-0000	Accumulated Depreciation - Closing Costs	-351.65	0.00	-351.65
1799-0000	TOTAL ACCUMULATED DEPRECIATION	-4,902.59	0.00	-4,902.59
1999-9999	TOTAL ASSETS	1,593,278.55	0.00	1,593,278.55
2000-0000	LIABILITIES AND EQUITY			
2030-0000	LIABILITIES			
2050-0000	NOTES			
2100-0000	MORTGAGE NOTES PAYABLES			
2110-0000	Mortgage Loan 1 Origination	902,300.00	0.00	902,300.00
2159-9999	TOTAL MORTGAGE NOTES PAYABLES	902,300.00	0.00	902,300.00

Balance Sheet (With Period Change)

Period = Jan 2017-Mar 2017

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
2199-9999	TOTAL NOTES	902,300.00	0.00	902,300.00
2200-0000	ACCOUNTS PAYABLE			
2210-0000	Accounts Payable	3,177.95	0.00	3,177.95
2299-0000	TOTAL ACCOUNTS PAYABLE	3,177.95	0.00	3,177.95
2300-0000	ACCRUED EXPENSES			
2320-0000	Accrued Insurance	-2,376.00	0.00	-2,376.00
2340-0000	Accrued Real Estate Taxes	90,635.28	0.00	90,635.28
2399-0000	TOTAL ACCRUED EXPENSES	88,259.28	0.00	88,259.28
2400-0000	OTHER LIABILITIES			
2410-0000	Prepaid Receipts	17,899.05	0.00	17,899.05
2420-0000	Tenant Deposits	27,002.95	0.00	27,002.95
2499-0000	TOTAL OTHER LIABILITIES	44,902.00	0.00	44,902.00
2999-0000	TOTAL LIABILITIES	1,038,639.23	0.00	1,038,639.23
3000-0000	EQUITY			
3100-3400	CHP 830 Seton - Equity	545,994.00	0.00	545,994.00
3810-0000	Retained Earnings	8,645.32	0.00	8,645.32
3899-0000	TOTAL EQUITY	554,639.32	0.00	554,639.32
3999-0000	TOTAL LIABILITIES AND EQUITY	1,593,278.55	0.00	1,593,278.55

CHP 830 Seton, LLC

31-Mar-17

Total Building Square Feet:

Project:

CHP 830 Seton

Tenant	Suite	Square Feet	Closing Stmt Security Deposit	Security Deposit Refund	Total Balance	Notes
JNS Power & Control Systems, Inc.	1	2,800	\$1,850.00			
DSK Enterprises, Inc.	2	2,800	\$1,950.00			
Micro Format, Inc.	3 & 4	5,600	\$1,551.67			
American Cable & Telephone, LLC	5	2,800	\$2,160.00			
Alexeter Technologies, LLC	6	2,800	\$4,200.00			
DTA	7	2,500	\$5,850.00			
The Swim Team Store	8	2,500	\$1,459.00			
Chila, LLC	9	2,500	\$1,560.00			
RDS Capital, LLC d/b/a Quantum Laser	10	2,500	\$1,890.75			
Elite Coffee Service, Inc.	11	2,500	\$2,303.53			
Alexeter Technologies, LLC	12	2,500	\$2,228.00			
		31,800	\$27,002.95			

Trial Balance

Period = Jan 2017-Mar 2017

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash	0.00	64,068.62	0.00	64,068.62
1115-0000	Money Market	0.00	151,217.82	0.00	151,217.82
1120-0000	Reserve Cash	0.00	27,002.95	0.00	27,002.95
1310-0000	Accounts Receivable	0.00	200.00	0.00	200.00
1505-0000	Land	0.00	128,900.00	0.00	128,900.00
1510-0000	Buildings	0.00	1,031,200.00	0.00	1,031,200.00
1512-0000	Land Improvements	0.00	128,900.00	0.00	128,900.00
1525-0000	Lease-Commision Costs	0.00	4,119.25	0.00	4,119.25
1530-0000	Closing Costs	0.00	62,572.50	0.00	62,572.50
1710-0000	Accumulated Depreciation - Building	0.00	0.00	3,305.13	-3,305.13
1712-0000	Accumulated Depreciation - Land Improvements	0.00	0.00	1,074.17	-1,074.17
1725-0000	Accumulated Depreciation - Lease Costs	0.00	0.00	171.64	-171.64
1730-0000	Accumulated Depreciation - Closing Costs	0.00	0.00	351.65	-351.65
2110-0000	Mortgage Loan 1 Origination	0.00	0.00	902,300.00	-902,300.00
2210-0000	Accounts Payable	0.00	0.00	3,177.95	-3,177.95
2320-0000	Accrued Insurance	0.00	2,376.00	0.00	2,376.00
2340-0000	Accrued Real Estate Taxes	0.00	0.00	90,635.28	-90,635.28
2410-0000	Prepaid Receipts	0.00	0.00	17,899.05	-17,899.05
2420-0000	Tenant Deposits	0.00	0.00	27,002.95	-27,002.95
2430-0000	Unearned Revenue	0.00	0.00	0.00	0.00
3100-3400	CHP 830 Seton - Equity	0.00	0.00	545,994.00	-545,994.00
3810-0000	Retained Earnings	0.00	0.00	0.00	0.00
4507-0000	Base Rent	0.00	0.00	38,385.39	-38,385.39
5755-0000	Interest on Bank Accounts	0.00	0.00	29.83	-29.83
6110-0000	Utility Electric	0.00	116.26	0.00	116.26
6130-0000	Utility Water	0.00	43.18	0.00	43.18
6310-0000	Vacant Electric	0.00	72.49	0.00	72.49
6320-0000	Vacant Gas	0.00	17.43	0.00	17.43
6420-0100	Contract Maintenance	0.00	450.93	0.00	450.93
6420-0600	Locks and Keys	0.00	165.00	0.00	165.00
6420-1100	Other - Repairs and Maintenance	0.00	150.00	0.00	150.00
6420-1200	NR Other - Repairs & Maintenance	0.00	330.00	0.00	330.00

Trial Balance

Period = Jan 2017-Mar 2017

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
6480-0200	Alarms and Monitoring	0.00	342.87	0.00	342.87
6520-0400	Banking Fees	0.00	45.00	0.00	45.00
6520-1200	Office Supplies	0.00	201.85	0.00	201.85
6530-0100	Management Fee	0.00	1,564.01	0.00	1,564.01
6610-0000	Property Insurance	0.00	264.00	0.00	264.00
6710-0000	Real Property Taxes	0.00	18,000.00	0.00	18,000.00
8110-0000	1st Mortgage Interest	0.00	2,791.49	0.00	2,791.49
8210-0000	Depreciation Expense	0.00	4,902.59	0.00	4,902.59
8310-5000	Asset Mgmt Fees	0.00	312.80	0.00	312.80
	Total	0.00	1,630,327.04	1,630,327.04	0.00

830 Seton MM

3/23/2017

**Bank Reconciliation Report
2/28/2017**

2133

Posted by: chpdan on 3/23/2017

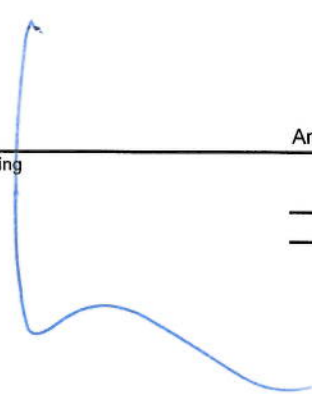
Balance Per Bank Statement as of 2/28/2017	151,197.31
Reconciled Bank Balance	<u>151,197.31</u>

Balance per GL as of 2/28/2017	151,197.31
Reconciled Balance Per G/L	<u>151,197.31</u>

Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>
------------	--	-------------

Cleared Items:**Cleared Other Items**

Date	Tran #	Notes	Amount	Date Cleared
2/14/2017	JE 1715	Feb17 MM RA Funding	151,188.00	2/28/2017
2/28/2017	JE 1718	Feb17 Int	9.31	2/28/2017
Total Cleared Other Items			<u>151,197.31</u>	



**FIRST COMMUNITY**

FINANCIAL BANK

14150 S. U.S. 30 | Plainfield, IL 60544



1241011

CHP 830 SETON LLC
MONEY MARKET ACCOUNT
520 W ERIE ST SUITE 220
CHICAGO IL 60654

Date 2/28/17 Page 1
Account Number Acct Ending 2133
Enclosures

830 set mm

2133

830 Seton MM

TIME FOR NEW EQUIPMENT?

Get the equipment your business needs
and conserve cash. Talk to our Equipment
Leasing team at 815/733-7093.

fcbankgroup.com

**CHECKING ACCOUNTS**

Privacy Notice: Federal law requires us to tell you how we collect, share, and protect your personal information. Our privacy policy has not changed and you may review our policy and practices with respect to your personal information at www.fcbankgroup.com or we will mail you a free copy upon request if you call us at 815-436-6300.

FCFB BUSINESS MMA		Number of Enclosures	0
Account Number	Acct Ending 2133	Statement Dates	2/02/17 thru 2/28/17
Previous Balance	.00	Days in the statement period	27
1 Deposits/Credits	151,188.00	Average Ledger	83,993.33
Checks/Debits	.00	Average Collected	83,993.33
Service Charge	.00	Interest Earned	9.31
Interest Paid	9.31	Annual Percentage Yield Earned	0.15%
Ending Balance	151,197.31	2017 Interest Paid	9.31

Activity in Date Order

Date	Description	Amount	
2/14	Trsf from CHP 830 Seton OA	151,188.00	151,188.00
	Open MM Account		
	Confirmation number 214170113		
2/28	Interest Deposit	9.31	151,197.31

Interest Rate Summary

Date	Rate
2/14	0.150000%

830 Seton Operating Account

3/23/2017

Bank Reconciliation Report**2/28/2017****0217009109**

Posted by: chpdan on 3/23/2017

Balance Per Bank Statement as of 2/28/2017	44,514.20
Reconciled Bank Balance	<u>44,514.20</u>

Balance per GL as of 2/28/2017	44,514.20
Reconciled Balance Per G/L	<u>44,514.20</u>

Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>
------------	--	-------------

Cleared Items:**Cleared Deposits**

Date	Tran #	Notes	Amount	Date Cleared
2/24/2017	2		15,774.30	2/28/2017
2/27/2017	1		3,359.00	2/28/2017
Total Cleared Deposits			<u>19,133.30</u>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/8/2017	JE 1661	2-8-17 Close	196,308.75	2/28/2017
2/14/2017	JE 1715	Feb17 MM RA Funding	-172,341.00	2/28/2017
2/20/2017	JE 1716	Feb17 Rent recd Chila - 6 days went to seller	1,650.00	2/28/2017
2/28/2017	JE 1714	Feb17 Fees	-236.85	2/28/2017
Total Cleared Other Items			<u>25,380.90</u>	



FIRST COMMUNITY
FINANCIAL BANK

14150 S. U.S. 30 | Plainfield, IL 60544



1240967

CHP 830 SETON LLC
OPERATING ACCOUNT
520 W ERIE ST SUITE 220
CHICAGO IL 60654

Date 2/28/17 Page 1
Account Number Acct Ending 9109
Enclosures

TIME FOR NEW EQUIPMENT?

Get the equipment your business needs
and conserve cash. Talk to our Equipment
Leasing team at 815/733-7033.

fcbankgroup.com



CHECKING ACCOUNTS

Privacy Notice: Federal law requires us to tell you how we collect, share, and protect your personal information. Our privacy policy has not changed and you may review our policy and practices with respect to your personal information at www.fcbankgroup.com or we will mail you a free copy upon request if you call us at 815-436-6300.

1st Choice Business Checking
Account Number Acct Ending 9109
Previous Balance .00
8 Deposits/Credits 763,118.05
9 Checks/Debits 718,603.85
Service Charge .00
Interest Paid .00
Ending Balance 44,514.20

Number of Enclosures 0
Statement Dates 2/02/17 thru 2/28/17
Days in the statement period 27
Average Ledger 80,702.03
Average Collected 80,702.03

Activity in Date Order

Date	Description	Amount	
2/06	wire Transfer Credit SC2 LLC 409 ILLINOIS AVENUE UNIT 1B ST CHARLES, IL 60174 630-301-2999 20170206QMGFT009000203 20170206QMGFNP65000742 02061033FT03	136,498.50	136,498.50
2/06	wire Transfer Credit JOHN A SHEMROSKE 4137 BAY BEACH LN UNIT 5H4 FORT MYERS BEACH FL 33931 520 WEST ERIE ST SUITE 220 20170206D2B74A1C001552 20170206QMGFNP70001484 02061346FT03	136,498.50	272,997.00
2/06	DDA CREDIT	272,997.00	545,994.00



Date 2/28/17 Page 2
Account Number Acct Ending 9109
Enclosures

1st Choice Business Checking Acct Ending 9109 (Continued)

Activity in Date Order

Date	Description	Amount	
2/06	Wire Transfer Fee	5.00-	545,989.00
2/06	Wire Transfer Fee	5.00-	545,984.00
2/07	Wire Transfer Fee	30.00-	545,954.00
2/07	Wire Transfer Debit	545,984.00	30.00OD
	CHICAGO TITLE AND TRUST COMPAN		
	071904779		
	130120277020		
	425 WALNUT STREET		
	CINCINNATI OH 45202		
	US BANK		
	ESCROW NO: 16SA4006026LFEL		
	2017020771926362000008		
2/07	Paid Item Fee	32.00-	62.00OD
2/08	Reverse OD Item Charge	32.00-	30.00OD
2/08	Wire Transfer Credit	196,308.75	196,278.75
	CHICAGO TITLE AND TRUST COMPAN		
	ATTN ACCOUNTING DEPARTMENT		
	10 S LA SALLE ST STE 3100		
	CHICAGO, IL, 60603		
	FN 16SA4006026LFE PO NA NA		
	ADDR 830 SETON COURT 1, 2, 3,		
	, 6, 7, 8, 9, 10, 11		
	20170208J1Q5040C003421		
	20170208QMGFNP65002130		
	02081732FT03		
2/08	Wire Transfer Fee	5.00-	196,273.75
2/14	Transf to CHP 830 Seton MM	151,188.00	45,085.75
	Open MM Account		
	Confirmation number 214170113		
2/14	Transf to CHP 830 Seton RA	21,153.00	23,932.75
	SD credit at closing		
	Confirmation number 214170115		
2/17	8004INTUIT INTUIT	201.85-	23,730.90
	0000756346		
	17/02/17		

* 0 4 5 0 0 0 0 0 0 9 0 1 0 2 0 0 0 *

830 Seton RA

3/23/2017

Bank Reconciliation Report

2/28/2017

9117

Posted by: chpdan on 3/23/2017

Balance Per Bank Statement as of 2/28/2017	21,153.00
Reconciled Bank Balance	<u>21,153.00</u>

Balance per GL as of 2/28/2017	21,153.00
Reconciled Balance Per G/L	<u>21,153.00</u>

Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>
------------	--	-------------

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/14/2017	JE 1715	Feb17 MM RA Funding	21,153.00	2/28/2017
Total Cleared Other Items			<u>21,153.00</u>	



14150 S. U.S. 30 | Plainfield, IL 60544



1240968

CHP 830 SETON LLC
RESERVE ACCOUNT
520 W ERIE ST SUITE 220
CHICAGO IL 60654

Date 2/28/17 Page 1
Account Number Acct Ending 9117
Enclosures

830 seton
9117
830 seton llc

TIME FOR NEW EQUIPMENT?

Get the equipment your business needs
and conserve cash. Talk to our Equipment
Leasing team at 815/733-7093.

fcbankgroup.com



CHECKING ACCOUNTS

Privacy Notice: Federal law requires us to tell you how we collect, share, and protect your personal information. Our privacy policy has not changed and you may review our policy and practices with respect to your personal information at www.fcbankgroup.com or we will mail you a free copy upon request if you call us at 815-436-6300.

1st Choice Business Checking		Number of Enclosures	0
Account Number	Acct Ending 9117	Statement Dates	2/02/17 thru 2/28/17
Previous Balance	.00	Days in the statement period	27
1 Deposits/Credits	21,153.00	Average Ledger	11,751.66
Checks/Debits	.00	Average Collected	11,751.66
Service Charge	.00		
Interest Paid	.00		
Ending Balance	21,153.00		

Activity in Date Order

Date	Description	Amount	
2/14	Trsf from CHP 830 Seton OA	21,153.00	21,153.00
	SD credit at closing		
	Confirmation number 214170115		

830 Seton MM

4/7/2017

Bank Reconciliation Report

3/31/2017

2133

Posted by: chpdan on 4/7/2017

Stan Laba

Balance Per Bank Statement as of 3/31/2017	151,217.82
Reconciled Bank Balance	<u>151,217.82</u>

Balance per GL as of 3/31/2017	151,217.82
Reconciled Balance Per G/L	<u>151,217.82</u>

Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>
------------	--	-------------

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
3/31/2017	JE 1857	Mar17 Int	20.51	3/31/2017
Total Cleared Other Items			<u>20.51</u>	

CHP 830 SETON LLC
MONEY MARKET ACCOUNT
520 W ERIE ST SUITE 220
CHICAGO IL 60654

Date 3/31/17 Page 1
Account Number @XXXXXXXXXX@2133
Enclosures

---- CHECKING ACCOUNTS ----

Privacy Notice: Federal law requires us to tell you how we collect, share, and protect your personal information. Our privacy policy has not changed and you may review our policy and practices with respect to your personal information at www.fcbankgroup.com or we will mail you a free copy upon request if you call us at 815-436-6300.

FCFB BUSINESS MMA		Number of Enclosures	0
Account Number	@XXXXXXXXXX@2133	Statement Dates	3/01/17 thru 4/02/17
Previous Balance	151,197.31	Days in the statement period	33
Deposits/Credits	.00	Average Ledger	151,197.31
Checks/Debits	.00	Average Collected	151,197.31
Service Charge	.00	Interest Earned	20.51
Interest Paid	20.51	Annual Percentage Yield Earned	0.15%
Ending Balance	151,217.82	2017 Interest Paid	29.82

Activity in Date Order
Date Description

Amount	
20.51	151,217.82

Interest Rate Summary
Date Rate
2/28 0.150000%

830 Seton Operating Account

4/7/2017

Bank Reconciliation Report*Stan Laba***3/31/2017****0217009109**

Posted by: chpdan on 4/7/2017

Balance Per Bank Statement as of 3/31/2017**58,581.42****Outstanding Deposits**

Deposit Date	Deposit Number	Amount
3/31/2017	9	5,800.00
Plus:	Outstanding Deposits	5,800.00

Outstanding Checks

Check Date	Check Number	Payee	Amount
3/28/2017	1011	corcoran - Corcoran Commercial Real Estate Co	312.80
Less:	Outstanding Checks		312.80
	Reconciled Bank Balance		<u>64,068.62</u>

Balance per GL as of 3/31/2017**64,068.62****Reconciled Balance Per G/L****64,068.62****Difference**

(Reconciled Bank Balance And Reconciled Balance Per G/L)

0.00

830 Seton Operating Account

4/7/2017

Bank Reconciliation Report**3/31/2017****0217009109****Posted by: chpdan on 4/7/2017****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
3/2/2017	1000	comed - Com Ed	52.34	3/31/2017
3/2/2017	1001	comed - Com Ed	67.31	3/31/2017
3/2/2017	1002	comed - Com Ed	20.15	3/31/2017
3/2/2017	1003	region - Regional Realty Company, Inc.	2,369.25	3/31/2017
3/2/2017	1004	tyco - Tyco Integrated Security LLC	342.87	3/31/2017
3/2/2017	1005	wheeling - Village of Wheeling	43.18	3/31/2017
3/9/2017	1006	technicor - Technicor Properties	353.57	3/31/2017
3/16/2017	1007	gem - Gem Dock and Door	150.00	3/31/2017
3/16/2017	1008	mainstream - Mainstream Real Estate Services, Inc	780.93	3/31/2017
3/16/2017	1009	nicor - Nicor Gas	17.43	3/31/2017
3/27/2017	1010	sfp-cre - SFP Commercial Real Estate	1,564.01	3/31/2017
3/28/2017	1012	sfp-cre - SFP Commercial Real Estate	1,750.00	3/31/2017
Total Cleared Checks			7,511.04	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
3/7/2017	5		1,650.00	3/31/2017
3/7/2017	7		8,184.30	3/31/2017
3/27/2017	8	:CHECKscan Deposit	11,614.75	3/31/2017
Total Cleared Deposits			21,449.05	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/28/2017	JE 1743	Feb17 SD	-5,849.95	3/31/2017
3/1/2017	JE 1719	SD Transfer Mar17	-5,850.05	3/31/2017
3/1/2017	JE 1720	SD Transfer Mar17	0.10	3/31/2017
3/7/2017	JE 1749	830 Seton Feb Deposits - rent due at closing	7,238.50	3/31/2017
3/16/2017	JE 1717	Feb17 Rent recd - from seller	1,532.14	3/31/2017
3/28/2017	JE 1744	rvs	5,849.95	3/31/2017
3/31/2017	JE 1858	Mar17 Loan	-2,791.49	3/31/2017
3/31/2017	JE 1859	Mar17 int	0.01	3/31/2017
Total Cleared Other Items			129.21	

CHP 830 SETON LLC
OPERATING ACCOUNT
520 W ERIE ST SUITE 220
CHICAGO IL 60654

Date 3/31/17 Page 1
Account Number @XXXXXXXXXX@9109
Enclosures 12

---- CHECKING ACCOUNTS ----

Privacy Notice: Federal law requires us to tell you how we collect, share, and protect your personal information. Our privacy policy has not changed and you may review our policy and practices with respect to your personal information at www.fcbankgroup.com or we will mail you a free copy upon request if you call us at 815-436-6300.

1st Choice Business Checking		Number of Enclosures	12
Account Number	@XXXXXXXXXX@9109	Statement Dates	3/01/17 thru 4/02/17
Previous Balance	44,514.20	Days in the statement period	33
6 Deposits/Credits	30,219.70	Average Ledger	53,078.95
14 Checks/Debits	16,152.48	Average Collected	53,078.95
Service Charge	.00		
Interest Paid	.00		
Ending Balance	58,581.42		

Activity in Date Order		Amount	
Date	Description		
3/02	REMOTE CAPTURE DEPOSIT	4,100.00	48,614.20
3/03	Settlement SFPCOMM-830SETOA	.01	48,614.21
	9000326709 17/03/03		
	ID #-R8DHZ1		
	TRACE #-111924687130766		
3/06	Transfer to Loan	2,791.49-	45,822.72
	Acct No. @XXXXXXXXXX@7837		
3/07	REMOTE CAPTURE DEPOSIT	8,888.50	54,711.22
3/08	INCLEARING CHECK # 1000	52.34-	54,658.88
3/08	INCLEARING CHECK # 1001	67.31-	54,591.57
3/08	INCLEARING CHECK # 1002	20.15-	54,571.42
3/08	INCLEARING CHECK # 1003	2,369.25-	52,202.17
3/08	INCLEARING CHECK # 1005	43.18-	52,158.99
3/13	INCLEARING CHECK # 1004	342.87-	51,816.12
3/16	Settlement SFPCOMM-830SETOA	4,084.30	55,900.42
	9000326709 17/03/16		

1st Choice Business Checking @XXXXXXXXXX@9109 (Continued)

Activity in Date Order	Description	Amount	
Date	ID #-KVJC02		
	TRACE #-111924687939519		
3/16	REMOTE CAPTURE DEPOSIT	1,532.14	57,432.56
3/21	INCLEARING CHECK # 1009	17.43-	57,415.13
3/22	INCLEARING CHECK # 1007	150.00-	57,265.13
3/22	INCLEARING CHECK # 1008	780.93-	56,484.20
3/23	Transf to CHP 830 Seton RA	5,849.95-	50,634.25
	mar17 sd		
	Confirmation number 323170162		
3/28	INCLEARING CHECK # 1006	353.57-	50,280.68
3/28	INCLEARING CHECK # 1010	1,564.01-	48,716.67
3/29	Settlement SFPCOMM-830SETOA	11,614.75	60,331.42
	9000326709 17/03/29		
	ID #-0XSM02		
	TRACE #-111924688185580		
3/29	INCLEARING CHECK # 1012	1,750.00-	58,581.42

--- CHECKS IN NUMBER ORDER ---					
Date	Check No	Amount	Date	Check No	Amount
3/08	1000	52.34	3/28	1006	353.57
3/08	1001	67.31	3/22	1007	150.00
3/08	1002	20.15	3/22	1008	780.93
3/08	1003	2,369.25	3/21	1009	17.43
3/13	1004	342.87	3/28	1010	1,564.01
3/08	1005	43.18	3/29	1012*	1,750.00

* Denotes missing check numbers

830 Seton RA
Bank Reconciliation Report
3/31/2017
9117

4/7/2017

Stan Laba

Posted by: chpdan on 4/7/2017

Balance Per Bank Statement as of 3/31/2017	27,002.95
Reconciled Bank Balance	<u>27,002.95</u>
Balance per GL as of 3/31/2017	27,002.95
Reconciled Balance Per G/L	<u>27,002.95</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/28/2017	JE 1743	Feb17 SD	5,849.95	3/31/2017
3/1/2017	JE 1719	SD Transfer Mar17	5,850.05	3/31/2017
3/1/2017	JE 1720	SD Transfer Mar17	-0.10	3/31/2017
3/28/2017	JE 1744	rvs	-5,849.95	3/31/2017
Total Cleared Other Items			<u>5,849.95</u>	

CHP 830 SETON LLC
RESERVE ACCOUNT
520 W ERIE ST SUITE 220
CHICAGO IL 60654

Date 3/31/17 Page 1
Account Number @XXXXXXXXXX@9117
Enclosures

---- CHECKING ACCOUNTS ----

Privacy Notice: Federal law requires us to tell you how we collect, share, and protect your personal information. Our privacy policy has not changed and you may review our policy and practices with respect to your personal information at www.fcbankgroup.com or we will mail you a free copy upon request if you call us at 815-436-6300.

1st Choice Business Checking		Number of Enclosures	0
Account Number	@XXXXXXXXXX@9117	Statement Dates	3/01/17 thru 4/02/17
Previous Balance	21,153.00	Days in the statement period	33
1 Deposits/Credits	5,849.95	Average Ledger	23,102.98
Checks/Debits	.00	Average Collected	23,102.98
Service Charge	.00		
Interest Paid	.00		
Ending Balance	27,002.95		

Activity in Date Order		Amount	
Date	Description		
3/23	Trsf from CHP 830 Seton OA	5,849.95	27,002.95
	mar17 sd		
	Confirmation number 323170162		