



Quarterly Operational & Financial Report for:

CHP 925 Seton, LLC

1st Quarter 2017

925 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 2017 and a positive net absorption of 380,192 square feet.

II. Tenant Information and Leasing Status

CHP 925 Seton, LLC ended the first quarter 100% leased, unchanged from the time we acquired the property 2/9/2017.

The following leasing was completed during the 1st quarter:

Suite	Tenant	SF	Start	End	Rent
11	Prospect Grinding, Inc	2,576	3/1/2017	Month to Month Lease	\$10.47 PSF Gross

The following leases expire in the next 12 months:

Suite	Tenant	SF	Expiration	Status
10	A Gramer Painting, LLC	2,576	7/31/2017	Tenant has expressed interest in renewing lease.
7	HK Woodwork, LLC	2,495	9/19/2017	Tenant has expressed interest in renewing lease.
1-2	American Building Services, LL	5,693	10/31/2017	Tenant has expressed interest in renewing lease.

III. Operations

1Q17

CHP 925 Seton, LLC was acquired on 2/9/2017.

IV. Financial

Highlights:

Net Operating Income for the first quarter is **\$21,615.63** while Net Cash Flow for the first quarter is **\$18,270.83**.

Net Operating Income YTD is **\$21,615.63** while Net Cash Flow YTD is **\$18,270.83**.

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 925 Seton, LLC

Property: chpset9 As of Date: 03/31/2017 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Monthly	Annual	Annual
								Years	Rent	Rent / Area	Rent	Rent / Area
CHP 925 Seton LLC (chpset9)	1-2	American Building Services, LLC (t0000322)	Modified Gross	5,693.00	11/2/2016	10/31/2017	12.00	0.42	3,750.00	0.66	45,000.00	7.90
	Spaces	Unit Code 1-2	Building	Floor	From 11/2/2016	To 4/30/2017	Move In 11/1/2016	Location	Area 5,693.00	Notes		
	Rent Steps	Charge BRN	Type Rent	Unit 1-2	Area Label	Area 5,693.00	From 11/2/2016	To 4/30/2017	Monthly Amt 3,750.00	Amt/Area 0.66	Annual 45,000.00	Annual/Area 7.90
CHP 925 Seton LLC (chpset9)	10	A Gramer Painting, Inc (t0000329)	Modified Gross	2,576.00	7/1/2015	7/31/2017	25.00	1.75	1,706.00	0.66	20,472.00	7.95
	Spaces	Unit Code 10	Building	Floor	From 7/1/2015	To 7/31/2017	Move In 7/1/2015	Location	Area 2,576.00	Notes		
	Rent Steps	Charge BRN	Type Rent	Unit 10	Area Label	Area 2,576.00	From 7/1/2015	To 7/31/2017	Monthly Amt 1,706.00	Amt/Area 0.66	Annual 20,472.00	Annual/Area 7.95
CHP 925 Seton LLC (chpset9)	11	Prospect Grinding, Inc (t0000330)	Modified Gross	2,576.00	7/1/2016			0.75	2,247.40	0.87	26,968.80	10.47
	Spaces	Unit Code 11	Building	Floor	From 7/1/2016	To	Move In 7/1/2016	Location	Area 2,576.00	Notes		
	Rent Steps	Charge BRN BRN	Type Rent Rent	Unit 11 11	Area Label	Area 2,576.00 2,576.00	From 7/1/2016 7/1/2017	To 6/30/2017 6/30/2019	Monthly Amt 2,247.40 2,247.40	Amt/Area 0.87 0.87	Annual 26,968.80 26,968.80	Annual/Area 10.47 10.47
CHP 925 Seton LLC (chpset9)	12	Interhome Design (t0000331)	Modified Gross	2,563.00	5/1/2013	6/30/2019	74.00	3.92	1,700.00	0.66	20,400.00	7.96
	Spaces	Unit Code 12	Building	Floor	From 5/1/2013	To 6/30/2019	Move In 5/1/2013	Location	Area 2,563.00	Notes		
	Rent Steps	Charge BRN BRN	Type Rent Rent	Unit 12 12	Area Label	Area 2,563.00 2,563.00	From 5/1/2013 7/1/2017	To 6/30/2017 6/30/2019	Monthly Amt 1,700.00 1,750.00	Amt/Area 0.66 0.68	Annual 20,400.00 21,000.00	Annual/Area 7.96 8.19
CHP 925 Seton LLC (chpset9)	3-4	Sage Vertical Garden Systems, LLC (t0000324)	Modified Gross	5,600.00	3/18/2016	4/17/2019	37.00	1.08	3,500.00	0.62	42,000.00	7.50
	Spaces	Unit Code 3-4	Building	Floor	From 3/18/2016	To 4/17/2019	Move In 3/18/2016	Location	Area 5,600.00	Notes		
	Rent Steps	Charge BRN BRN BRN	Type Rent Rent Rent	Unit 3-4 3-4 3-4	Area Label	Area 5,600.00 5,600.00 5,600.00	From 3/18/2016 4/18/2017 4/18/2018	To 4/17/2017 4/17/2018 4/17/2019	Monthly Amt 3,500.00 3,605.00 3,713.00	Amt/Area 0.63 0.64 0.66	Annual 42,000.00 43,260.00 44,556.00	Annual/Area 7.50 7.73 7.96
CHP 925 Seton LLC (chpset9)	5-6	Atlas Billard Supplies, LLC (t0000325)	Modified Gross	5,600.00	10/1/2016	9/30/2021	60.00	0.50	3,570.00	0.64	42,840.00	7.65

CHP 925 Seton, LLC

Property: chpset9 As of Date: 03/31/2017 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Monthly	Annual	Annual
								Years	Rent	Rent / Area	Rent	Rent / Area
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes		
		5-6			10/1/2016	9/30/2021	10/1/2016		5,600.00			
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area
		BRN	Rent	5-6		5,600.00	10/1/2016	9/30/2017	3,570.00	0.64	42,840.00	7.65
		BRN	Rent	5-6		5,600.00	10/1/2017	9/30/2018	3,658.66	0.65	43,903.92	7.84
		BRN	Rent	5-6		5,600.00	10/1/2018	9/30/2019	3,733.33	0.67	44,799.96	8.00
		BRN	Rent	5-6		5,600.00	10/1/2019	9/30/2020	3,826.66	0.68	45,919.92	8.20
		BRN	Rent	5-6		5,600.00	10/1/2020	9/30/2021	3,922.33	0.70	47,067.96	8.41
CHP 925 Seton LLC (chpset9)	7	HK Woodwork, LLC (t0000326)	Modified Gross	2,495.00	3/20/2012	9/19/2017	66.00	5.08	1,500.00	0.60	18,000.00	7.21
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes		
		7			3/20/2012	9/19/2017	3/20/2012		2,495.00			
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area
		BRN	Rent	7		2,495.00	3/20/2012	9/19/2017	1,500.00	0.60	18,000.00	7.21
CHP 925 Seton LLC (chpset9)	8	Appliance Warehouse of America, Inc. (t0000327)	Modified Gross	2,611.00	8/1/2016	3/31/2019	32.00	0.67	1,666.66	0.64	19,999.92	7.66
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes		
		8			8/1/2016	3/31/2019	8/1/2016		2,611.00			
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area
		BRN	Rent	8		2,611.00	8/1/2016	7/31/2017	1,666.66	0.64	19,999.92	7.66
		BRN	Rent	8		2,611.00	8/1/2017	7/31/2018	1,708.33	0.65	20,499.96	7.85
		BRN	Rent	8		2,611.00	8/1/2018	3/31/2019	1,750.00	0.67	21,000.00	8.04
CHP 925 Seton LLC (chpset9)	9	Accredited Construction Material Testing, LLC (t0000328)	Modified Gross	2,611.00	6/1/2016	5/31/2019	36.00	0.83	1,770.00	0.68	21,240.00	8.13
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes		
		9			6/1/2016	5/31/2019	6/1/2016		2,611.00			
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area
		BRN	Rent	9		2,611.00	6/1/2016	5/31/2017	1,770.00	0.68	21,240.00	8.14
		BRN	Rent	9		2,611.00	6/1/2017	5/31/2018	1,823.00	0.70	21,876.00	8.38
		BRN	Rent	9		2,611.00	6/1/2018	5/31/2019	1,875.00	0.72	22,500.00	8.62
Occupancy Summary		Area	Percentage									
Occupied Area			32,325.00	100.00								
Vacant Area			0.00	0.00								
Total			32,325.00	100.00								

Aged Receivable

DB Caption: CHP-LIVE Property: chpset9 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
chpset9 - CHP 925 Seton LLC											
chpset9 - CHP 925 Seton LLC		t0000329	A Gramer Painting, Inc	Current	0.00	0.00	0.00	0.00	0.00	-1,706.00	-1,706.00
chpset9 - CHP 925 Seton LLC		t0000331	Interhome Design	Current	0.00	0.00	0.00	0.00	0.00	-1,700.00	-1,700.00
chpset9 - CHP 925 Seton LLC		t0000325	Atlas Billard Supplies, LLC	Current	0.00	0.00	0.00	0.00	0.00	-3,570.00	-3,570.00
chpset9 - CHP 925 Seton LLC		t0000326	HK Woodwork, LLC	Current	0.00	0.00	0.00	0.00	0.00	-4,500.00	-4,500.00
chpset9 - CHP 925 Seton LLC					0.00	0.00	0.00	0.00	0.00	-11,476.00	-11,476.00
Grand Total					0.00	0.00	0.00	0.00	0.00	-11,476.00	-11,476.00

UserId : RNevarez Date : 4/20/2017 Time : 1:58 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 =	
chpset9	CHP 925 Seton...	02/24/2017	02/2017	Prospect Grinding, Inc (t0000330)	R-3536	15414	0.00	2,247.04	-2,247.04	:Prog Gen Reverses receipt Ctrl# 3449 rvs this ...
chpset9	CHP 925 Seton...	03/23/2017	02/2017	Sage Vertical Garden Systems...	R-3625	6396	0.00	3,500.00	-5,747.04	:Prog Gen Reverses receipt Ctrl# 3491 sb in ...
chpset9	CHP 925 Seton...	03/23/2017	02/2017	Interhome Design (t0000331)	R-3627	4314	0.00	1,700.00	-7,447.04	:Prog Gen Reverses receipt Ctrl# 3492 sb in ...
chpset9	CHP 925 Seton...	03/23/2017	02/2017	Appliance Warehouse of Americ...	R-3629	055192	0.00	1,666.66	-9,113.70	:Prog Gen Reverses receipt Ctrl# 3558 sb in ...
chpset9	CHP 925 Seton...	03/23/2017	02/2017	Prospect Grinding, Inc (t0000330)	R-3631	015424	0.00	2,247.40	-11,361.10	:Prog Gen Reverses receipt Ctrl# 3566 sb in ...
chpset9	CHP 925 Seton...	03/23/2017	02/2017	A Gramer Painting, Inc (t0000329)	R-3633	028346	0.00	1,706.00	-13,067.10	:Prog Gen Reverses receipt Ctrl# 3567 sb in ...
chpset9	CHP 925 Seton...	02/24/2017	03/2017	Prospect Grinding, Inc (t0000330)	R-3537	:prepay	2,247.04	0.00	-10,820.06	:Prog Gen Reverses receipt Ctrl# 3450
chpset9	CHP 925 Seton...	02/24/2017	03/2017	Prospect Grinding, Inc (t0000330)	R-3537	:prepay	0.00	2,247.04	-13,067.10	:Prog Gen Reverses receipt Ctrl# 3450
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Sage Vertical Garden Systems...	R-3493	none	0.00	3,500.00	-16,567.10	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Sage Vertical Garden Systems...	R-3493	none	3,500.00	0.00	-13,067.10	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Interhome Design (t0000331)	R-3494	none	1,700.00	0.00	-11,367.10	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Interhome Design (t0000331)	R-3494	none	0.00	1,700.00	-13,067.10	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Appliance Warehouse of Americ...	R-3559	none	1,666.66	0.00	-11,400.44	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Appliance Warehouse of Americ...	R-3559	none	0.00	1,666.66	-13,067.10	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Prospect Grinding, Inc (t0000330)	R-3579	none	2,247.40	0.00	-10,819.70	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Prospect Grinding, Inc (t0000330)	R-3579	none	0.00	2,247.40	-13,067.10	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	HK Woodwork, LLC (t0000326)	R-3705	none	1,500.00	0.00	-11,567.10	:Prog Gen prepayment transfer
chpset9	CHP 925 Seton...	03/01/2017	03/2017	HK Woodwork, LLC (t0000326)	R-3705	none	0.00	1,500.00	-13,067.10	:Prog Gen prepayment transfer
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Sage Vertical Garden Systems...	R-3626	none	3,500.00	0.00	-9,567.10	:Prog Gen Reverses receipt Ctrl# 3493
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Sage Vertical Garden Systems...	R-3626	none	0.00	3,500.00	-13,067.10	:Prog Gen Reverses receipt Ctrl# 3493
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Interhome Design (t0000331)	R-3628	none	1,700.00	0.00	-11,367.10	:Prog Gen Reverses receipt Ctrl# 3494
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Interhome Design (t0000331)	R-3628	none	0.00	1,700.00	-13,067.10	:Prog Gen Reverses receipt Ctrl# 3494
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Appliance Warehouse of Americ...	R-3630	none	1,666.66	0.00	-11,400.44	:Prog Gen Reverses receipt Ctrl# 3559
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Appliance Warehouse of Americ...	R-3630	none	0.00	1,666.66	-13,067.10	:Prog Gen Reverses receipt Ctrl# 3559
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Prospect Grinding, Inc (t0000330)	R-3632	none	2,247.40	0.00	-10,819.70	:Prog Gen Reverses receipt Ctrl# 3579
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Prospect Grinding, Inc (t0000330)	R-3632	none	0.00	2,247.40	-13,067.10	:Prog Gen Reverses receipt Ctrl# 3579
				Journal Batch 1513			186,284.62		173,217.52	
				Journal Batch 1571				162,632.00	10,585.52	
				Receipt Batch 1310			2,247.04		12,832.56	
				Journal Batch 1575			2,247.04		15,079.60	
				Journal Batch 1572				2,247.73	12,831.87	
				Journal Batch 1574				266.85	12,565.02	
				Receipt Batch 1319			5,200.00		17,765.02	
				Receipt Batch 1328			1,666.66		19,431.68	
				Receipt Batch 1329			3,953.40		23,385.08	
				Receipt Batch 1358			6,000.00		29,385.08	
				Receipt Batch 1364			5,270.00		34,655.08	

General Ledger

Period = Jan 2017-Mar 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Check Batch 947				440.79	34,214.29	
				Receipt Batch 1323			1,770.00		35,984.29	
				Receipt Batch 1355			5,200.00		41,184.29	
				Receipt Batch 1321			9,026.00		50,210.29	
				Receipt Batch 1324			2,247.40		52,457.69	
				Receipt Batch 1356			1,666.66		54,124.35	
				Receipt Batch 1357			3,953.40		58,077.75	
				Journal Batch 1576			4,665.57		62,743.32	
				Check Batch 986				1,889.44	60,853.88	
				Check Batch 991				682.89	60,170.99	
				Check Batch 1027				481.59	59,689.40	
				Journal Batch 1707				2,966.91	56,722.49	
				Journal Batch 1708			0.02		56,722.51	
				Net Change=56,722.51			263,372.97	206,650.46	56,722.51	= Ending Balance =
1115-0000				Money Market					0.00	= Beginning Balance =
				Journal Batch 1571			140,685.00		140,685.00	
				Journal Batch 1573			8.67		140,693.67	
				Journal Batch 1706			19.08		140,712.75	
				Net Change=140,712.75			140,712.75	0.00	140,712.75	= Ending Balance =
1120-0000				Reserve Cash					0.00	= Beginning Balance =
				Journal Batch 1571			21,947.00		21,947.00	
				Journal Batch 1572			2,247.73		24,194.73	
				Net Change=24,194.73			24,194.73	0.00	24,194.73	= Ending Balance =
1310-0000				Accounts Receivable					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	07/01/2016	02/2017	Prospect Grinding, Inc (t0000330)	C-4559	:Quic...	2,247.40	0.00	2,247.40	:Posted by QuickTrans (SCD)
chpset9	CHP 925 Seton...	02/24/2017	03/2017	Prospect Grinding, Inc (t0000330)	R-3537	:prepay	2,247.04	0.00	4,494.44	:Prog Gen Reverses receipt Ctrl# 3450
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Sage Vertical Garden Systems...	R-3493	none	0.00	3,500.00	994.44	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Interhome Design (t0000331)	R-3494	none	0.00	1,700.00	-705.56	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Appliance Warehouse of Americ...	R-3559	none	0.00	1,666.66	-2,372.22	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Prospect Grinding, Inc (t0000330)	R-3579	none	0.00	2,247.40	-4,619.62	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	HK Woodwork, LLC (t0000326)	R-3705	none	0.00	1,500.00	-6,119.62	:Prog Gen prepayment transfer
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Sage Vertical Garden Systems...	R-3626	none	3,500.00	0.00	-2,619.62	:Prog Gen Reverses receipt Ctrl# 3493
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Interhome Design (t0000331)	R-3628	none	1,700.00	0.00	-919.62	:Prog Gen Reverses receipt Ctrl# 3494
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Appliance Warehouse of Americ...	R-3630	none	1,666.66	0.00	747.04	:Prog Gen Reverses receipt Ctrl# 3559
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Prospect Grinding, Inc (t0000330)	R-3632	none	2,247.40	0.00	2,994.44	:Prog Gen Reverses receipt Ctrl# 3579

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 1311				2,247.04	747.40	
				Charge Batch 379			21,410.06		22,157.46	
				Receipt Batch 1323				1,770.00	20,387.46	
				Receipt Batch 1355				5,200.00	15,187.46	
				Receipt Batch 1321				9,026.00	6,161.46	
				Receipt Batch 1324				2,247.40	3,914.06	
				Receipt Batch 1356				1,666.66	2,247.40	
				Receipt Batch 1357				2,247.40	0.00	
				Net Change=0.00			35,018.56	35,018.56	0.00	= Ending Balance =
1505-0000				Land					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		137,000.00	0.00	137,000.00	2-8-17 Close
				Net Change=137,000.00			137,000.00	0.00	137,000.00	= Ending Balance =
1510-0000				Buildings					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		1,096,000.00	0.00	1,096,000.00	2-8-17 Close
				Net Change=1,096,000.00			1,096,000.00	0.00	1,096,000.00	= Ending Balance =
1512-0000				Land Improvements					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		137,000.00	0.00	137,000.00	2-8-17 Close
				Net Change=137,000.00			137,000.00	0.00	137,000.00	= Ending Balance =
1530-0000				Closing Costs					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		7,206.00	0.00	7,206.00	2-8-17 Close - CC
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		5,748.00	0.00	12,954.00	2-8-17 Close - CC
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		34,250.00	0.00	47,204.00	2-8-17 Close - CC Acq
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		13,267.00	0.00	60,471.00	2-8-17 Close - CC Legal
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		2,725.00	0.00	63,196.00	2-8-17 Close - CC Eng
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		1,715.00	0.00	64,911.00	2-8-17 Close - CC
				Net Change=64,911.00			64,911.00	0.00	64,911.00	= Ending Balance =
1710-0000				Accumulated Depreciation - Bui...					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/28/2017	02/2017	Feb17 Depreciation	J-1750		0.00	1,170.94	-1,170.94	Feb17 Depreciation
chpset9	CHP 925 Seton...	03/31/2017	03/2017	Mar17 ME Entries	J-1905		0.00	2,341.88	-3,512.82	Mar17 ME Entries
				Net Change=-3,512.82			0.00	3,512.82	-3,512.82	= Ending Balance =
1712-0000				Accumulated Depreciation - La...					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/28/2017	02/2017	Feb17 Depreciation	J-1750		0.00	380.56	-380.56	Feb17 Depreciation

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chpset9	CHP 925 Seton...	03/31/2017	03/2017	Mar17 ME Entries	J-1905		0.00	761.11	-1,141.67	Mar17 ME Entries
				Net Change=-1,141.67			0.00	1,141.67	-1,141.67	= Ending Balance =
1730-0000				Accumulated Depreciation - Cl...					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/28/2017	02/2017	Feb17 Depreciation	J-1750		0.00	121.70	-121.70	Feb17 Depreciation
chpset9	CHP 925 Seton...	03/31/2017	03/2017	Mar17 ME Entries	J-1905		0.00	243.40	-365.10	Mar17 ME Entries
				Net Change=-365.10			0.00	365.10	-365.10	= Ending Balance =
2110-0000				Mortgage Loan 1 Origination					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		0.00	959,000.00	-959,000.00	2-8-17 Close - Loan
				Net Change=-959,000.00			0.00	959,000.00	-959,000.00	= Ending Balance =
2210-0000				Accounts Payable					0.00	= Beginning Balance =
				Payable Batch 802				440.79	-440.79	
				Payable Batch 849				481.59	-922.38	
				Check Batch 947			440.79		-481.59	
				Payable Batch 866				369.52	-851.11	
				Payable Batch 830				305.00	-1,156.11	
				Check Batch 986			1,889.44		733.33	
				Payable Batch 822				1,889.44	-1,156.11	
				Payable Batch 826				377.89	-1,534.00	
				Check Batch 991			682.89		-851.11	
				Check Batch 1027			481.59		-369.52	
				Payable Batch 862				165.00	-534.52	
				Payable Batch 879				2,639.00	-3,173.52	
				Net Change=-3,173.52			3,494.71	6,668.23	-3,173.52	= Ending Balance =
2320-0000				Accrued Insurance					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/28/2017	02/2017	ACCR Feb17 Ins	J-1751		0.00	250.00	-250.00	ACCR Feb17 Ins
chpset9	CHP 925 Seton...	03/29/2017	03/2017		J-1752	:Rever...	250.00	0.00	0.00	ACCR Feb17 Ins
chpset9	CHP 925 Seton...	03/31/2017	03/2017	Travelers Insurance (travelers)	P-2393	Mar17...	2,639.00	0.00	2,639.00	925 seton Insurance 2017
chpset9	CHP 925 Seton...	03/31/2017	03/2017	Mar17 ME Entries	J-1906		0.00	264.00	2,375.00	Mar17 ME Entries
				Net Change=2,375.00			2,889.00	514.00	2,375.00	= Ending Balance =
2340-0000				Accrued Real Estate Taxes					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		0.00	47,687.02	-47,687.02	2-8-17 Close - RET 2016
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		0.00	9,093.89	-56,780.91	2-8-17 Close - RET 2017
chpset9	CHP 925 Seton...	02/28/2017	02/2017	Feb17 RET ACCR	J-1753		0.00	5,000.00	-61,780.91	Feb17 RET

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
chpset9	CHP 925 Seton...	03/31/2017	03/2017	Mar17 ME Entries	J-1906		0.00	7,000.00	-68,780.91	Mar17 ME Entries
				Net Change=-68,780.91			0.00	68,780.91	-68,780.91	= Ending Balance =
2410-0000				Prepaid Receipts					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/24/2017	02/2017	Prospect Grinding, Inc (t0000330)	R-3449	15414	0.00	2,247.04	-2,247.04	Reversed by ctrl# 3536 rvs this is feb rent appl...
chpset9	CHP 925 Seton...	02/24/2017	02/2017	Prospect Grinding, Inc (t0000330)	R-3449	15414	0.00	2,247.04	-4,494.08	Reversed by ctrl# 3536 rvs this is feb rent appl...
chpset9	CHP 925 Seton...	02/24/2017	02/2017	Prospect Grinding, Inc (t0000330)	R-3449	15414	2,247.04	0.00	-2,247.04	Reversed by ctrl# 3536 rvs this is feb rent appl...
chpset9	CHP 925 Seton...	02/24/2017	02/2017	Prospect Grinding, Inc (t0000330)	R-3536	15414	2,247.04	0.00	0.00	:Prog Gen Reverses receipt Ctrl# 3449 rvs this ...
chpset9	CHP 925 Seton...	03/02/2017	02/2017	Sage Vertical Garden Systems...	R-3491	6396	0.00	3,500.00	-3,500.00	Reversed by ctrl# 3625 sb in march
chpset9	CHP 925 Seton...	03/02/2017	02/2017	Sage Vertical Garden Systems...	R-3491	6396	3,500.00	0.00	0.00	Reversed by ctrl# 3625 sb in march
chpset9	CHP 925 Seton...	03/02/2017	02/2017	Sage Vertical Garden Systems...	R-3491	6396	0.00	3,500.00	-3,500.00	Reversed by ctrl# 3625 sb in march
chpset9	CHP 925 Seton...	03/02/2017	02/2017	Interhome Design (t0000331)	R-3492	4314	0.00	1,700.00	-5,200.00	Reversed by ctrl# 3627 sb in march
chpset9	CHP 925 Seton...	03/02/2017	02/2017	Interhome Design (t0000331)	R-3492	4314	0.00	1,700.00	-6,900.00	Reversed by ctrl# 3627 sb in march
chpset9	CHP 925 Seton...	03/02/2017	02/2017	Interhome Design (t0000331)	R-3492	4314	1,700.00	0.00	-5,200.00	Reversed by ctrl# 3627 sb in march
chpset9	CHP 925 Seton...	03/10/2017	02/2017	Appliance Warehouse of Americ...	R-3558	055192	1,666.66	0.00	-3,533.34	:CHECKscan Payment Reversed by ctrl# 362...
chpset9	CHP 925 Seton...	03/10/2017	02/2017	Appliance Warehouse of Americ...	R-3558	055192	0.00	1,666.66	-5,200.00	:CHECKscan Payment Reversed by ctrl# 362...
chpset9	CHP 925 Seton...	03/10/2017	02/2017	Appliance Warehouse of Americ...	R-3558	055192	0.00	1,666.66	-6,866.66	:CHECKscan Payment Reversed by ctrl# 362...
chpset9	CHP 925 Seton...	03/15/2017	02/2017	Prospect Grinding, Inc (t0000330)	R-3566	015424	2,247.40	0.00	-4,619.26	:CHECKscan Payment Reversed by ctrl# 363...
chpset9	CHP 925 Seton...	03/15/2017	02/2017	Prospect Grinding, Inc (t0000330)	R-3566	015424	0.00	2,247.40	-6,866.66	:CHECKscan Payment Reversed by ctrl# 363...
chpset9	CHP 925 Seton...	03/15/2017	02/2017	Prospect Grinding, Inc (t0000330)	R-3566	015424	0.00	2,247.40	-9,114.06	:CHECKscan Payment Reversed by ctrl# 363...
chpset9	CHP 925 Seton...	03/15/2017	02/2017	A Gramer Painting, Inc (t0000329)	R-3567	028346	0.00	1,706.00	-10,820.06	:CHECKscan Payment Reversed by ctrl# 363...
chpset9	CHP 925 Seton...	03/15/2017	02/2017	A Gramer Painting, Inc (t0000329)	R-3567	028346	1,706.00	0.00	-9,114.06	:CHECKscan Payment Reversed by ctrl# 363...
chpset9	CHP 925 Seton...	03/15/2017	02/2017	A Gramer Painting, Inc (t0000329)	R-3567	028346	0.00	1,706.00	-10,820.06	:CHECKscan Payment Reversed by ctrl# 363...
chpset9	CHP 925 Seton...	03/23/2017	02/2017	Sage Vertical Garden Systems...	R-3625	6396	3,500.00	0.00	-7,320.06	:Prog Gen Reverses receipt Ctrl# 3491 sb in ...
chpset9	CHP 925 Seton...	03/23/2017	02/2017	Interhome Design (t0000331)	R-3627	4314	1,700.00	0.00	-5,620.06	:Prog Gen Reverses receipt Ctrl# 3492 sb in ...
chpset9	CHP 925 Seton...	03/23/2017	02/2017	Appliance Warehouse of Americ...	R-3629	055192	1,666.66	0.00	-3,953.40	:Prog Gen Reverses receipt Ctrl# 3558 sb in ...
chpset9	CHP 925 Seton...	03/23/2017	02/2017	Prospect Grinding, Inc (t0000330)	R-3631	015424	2,247.40	0.00	-1,706.00	:Prog Gen Reverses receipt Ctrl# 3566 sb in ...
chpset9	CHP 925 Seton...	03/23/2017	02/2017	A Gramer Painting, Inc (t0000329)	R-3633	028346	1,706.00	0.00	0.00	:Prog Gen Reverses receipt Ctrl# 3567 sb in ...
chpset9	CHP 925 Seton...	03/27/2017	02/2017	HK Woodwork, LLC (t0000326)	R-3658	02321	0.00	1,500.00	-1,500.00	:CHECKscan Payment
chpset9	CHP 925 Seton...	03/27/2017	02/2017	HK Woodwork, LLC (t0000326)	R-3658	02321	0.00	1,500.00	-3,000.00	:CHECKscan Payment
chpset9	CHP 925 Seton...	03/27/2017	02/2017	HK Woodwork, LLC (t0000326)	R-3658	02321	0.00	1,500.00	-4,500.00	:CHECKscan Payment
chpset9	CHP 925 Seton...	03/27/2017	02/2017	HK Woodwork, LLC (t0000326)	R-3658	02321	0.00	1,500.00	-6,000.00	:CHECKscan Payment
chpset9	CHP 925 Seton...	03/31/2017	02/2017	Interhome Design (t0000331)	R-3762	4335	0.00	1,700.00	-7,700.00	:CHECKscan Payment
chpset9	CHP 925 Seton...	03/31/2017	02/2017	Atlas Billard Supplies, LLC (t0...	R-3765	040826	0.00	3,570.00	-11,270.00	:CHECKscan Payment
chpset9	CHP 925 Seton...	02/24/2017	03/2017	Prospect Grinding, Inc (t0000330)	R-3537	:prepay	0.00	2,247.04	-13,517.04	:Prog Gen Reverses receipt Ctrl# 3450
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Prospect Grinding, Inc (t0000330)	R-3450	:prepay	2,247.04	0.00	-11,270.00	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Sage Vertical Garden Systems...	R-3493	none	3,500.00	0.00	-7,770.00	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Interhome Design (t0000331)	R-3494	none	1,700.00	0.00	-6,070.00	:Prog Gen prepayment transfer Reversed by ct...

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chpset9	CHP 925 Seton...	03/01/2017	03/2017	Appliance Warehouse of Americ...	R-3559	none	1,666.66	0.00	-4,403.34	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Prospect Grinding, Inc (t0000330)	R-3579	none	2,247.40	0.00	-2,155.94	:Prog Gen prepayment transfer Reversed by ct...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	HK Woodwork, LLC (t0000326)	R-3705	none	1,500.00	0.00	-655.94	:Prog Gen prepayment transfer
chpset9	CHP 925 Seton...	03/16/2017	03/2017	A Gramer Painting, Inc (t0000329)	R-3639	28346	0.00	1,706.00	-2,361.94	
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Sage Vertical Garden Systems...	R-3626	none	0.00	3,500.00	-5,861.94	:Prog Gen Reverses receipt Ctrl# 3493
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Interhome Design (t0000331)	R-3628	none	0.00	1,700.00	-7,561.94	:Prog Gen Reverses receipt Ctrl# 3494
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Appliance Warehouse of Americ...	R-3630	none	0.00	1,666.66	-9,228.60	:Prog Gen Reverses receipt Ctrl# 3559
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Prospect Grinding, Inc (t0000330)	R-3632	none	0.00	2,247.40	-11,476.00	:Prog Gen Reverses receipt Ctrl# 3579
Net Change=-11,476.00							38,995.30	50,471.30	-11,476.00	= Ending Balance =
2420-0000				Tenant Deposits					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	07/01/2016	02/2017	Prospect Grinding, Inc (t0000330)	C-4559	:Quic...	0.00	2,247.40	-2,247.40	:Posted by QuickTrans (SCD)
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		0.00	21,947.33	-24,194.73	2-8-17 Close - SD
Net Change=-24,194.73							0.00	24,194.73	-24,194.73	= Ending Balance =
3100-3500				CHP 925 Seton - Equity					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		0.00	574,020.00	-574,020.00	2-8-17 Close - Equity
Net Change=-574,020.00							0.00	574,020.00	-574,020.00	= Ending Balance =
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 =
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		0.00	9,457.38	-9,457.38	2-8-17 Close - Rent Credit
chpset9	CHP 925 Seton...	02/24/2017	02/2017	Prospect Grinding Feb17 Rent...	J-1664		0.00	2,247.04	-11,704.42	Prospect Grinding Feb17 Rent Received post ...
chpset9	CHP 925 Seton...	02/24/2017	02/2017	Prospect Grinding Feb17 Rent...	J-1725		0.00	2,247.04	-13,951.46	Prospect Grinding Feb17 Rent Received post ...
chpset9	CHP 925 Seton...	02/28/2017	02/2017	Technicor Properties (technicor)	P-2328	Feb17...	481.59	0.00	-13,469.87	Feb17 Prospect Check received
chpset9	CHP 925 Seton...	02/28/2017	02/2017		J-1673	:Rever...	2,247.04	0.00	-11,222.83	Prospect Grinding Feb17 Rent Received post ...
chpset9	CHP 925 Seton...	03/01/2017	03/2017	American Building Services, LL...	C-4416	:Post	0.00	3,750.00	-14,972.83	Base Rent (03/2017)
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Sage Vertical Garden Systems...	C-4417	:Post	0.00	3,500.00	-18,472.83	Base Rent (03/2017)
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Atlas Billard Supplies, LLC (t0...	C-4418	:Post	0.00	3,570.00	-22,042.83	Base Rent (03/2017)
chpset9	CHP 925 Seton...	03/01/2017	03/2017	HK Woodwork, LLC (t0000326)	C-4419	:Post	0.00	1,500.00	-23,542.83	Base Rent (03/2017)
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Appliance Warehouse of Americ...	C-4420	:Post	0.00	1,666.66	-25,209.49	Base Rent (03/2017)
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Accredited Construction Materi...	C-4421	:Post	0.00	1,770.00	-26,979.49	Base Rent (03/2017)
chpset9	CHP 925 Seton...	03/01/2017	03/2017	A Gramer Painting, Inc (t0000329)	C-4422	:Post	0.00	1,706.00	-28,685.49	Base Rent (03/2017)
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Prospect Grinding, Inc (t0000330)	C-4423	:Post	0.00	2,247.40	-30,932.89	Base Rent (03/2017)
chpset9	CHP 925 Seton...	03/01/2017	03/2017	Interhome Design (t0000331)	C-4424	:Post	0.00	1,700.00	-32,632.89	Base Rent (03/2017)
chpset9	CHP 925 Seton...	03/16/2017	03/2017	Feb17 Closing Prorated check ...	J-1726		0.00	4,665.57	-37,298.46	Feb17 Closing Prorated check from seller

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Net Change=-37,298.46							2,728.63	40,027.09	-37,298.46	= Ending Balance =
5755-0000	Interest on Bank Accounts								0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/28/2017	02/2017	Feb17 Int	J-1723		0.00	8.67	-8.67	Feb17 Int
chpset9	CHP 925 Seton...	03/31/2017	03/2017	Mar17 Int	J-1860		0.00	19.08	-27.75	Mar17 int
chpset9	CHP 925 Seton...	03/31/2017	03/2017	Mar17 int	J-1862		0.00	0.02	-27.77	Mar17 int
Net Change=-27.77							0.00	27.77	-27.77	= Ending Balance =
6110-0000	Utility Electric								0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/22/2017	02/2017	Com Ed (comed)	P-2196	2814...	53.26	0.00	53.26	
chpset9	CHP 925 Seton...	03/22/2017	03/2017	Com Ed (comed)	P-2366	2814...	107.45	0.00	160.71	
Net Change=160.71							160.71	0.00	160.71	= Ending Balance =
6120-0000	Utility Gas								0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	03/27/2017	03/2017	Nicor Gas (nicor)	P-2367	1941...	262.07	0.00	262.07	
Net Change=262.07							262.07	0.00	262.07	= Ending Balance =
6130-0000	Utility Water								0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/28/2017	02/2017	Village of Wheeling (wheeling)	P-2197	5212...	44.66	0.00	44.66	
Net Change=44.66							44.66	0.00	44.66	= Ending Balance =
6420-0600	Locks and Keys								0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	03/31/2017	03/2017	SFP Commercial Real Estate (s...	P-2359	Q1-I...	165.00	0.00	165.00	lock
Net Change=165.00							165.00	0.00	165.00	= Ending Balance =
6420-1200	NR Other - Repairs & Maintenance								0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	03/23/2017	03/2017	Drip Drop Plumbing, Inc (drip)	P-2254	1058...	305.00	0.00	305.00	
Net Change=305.00							305.00	0.00	305.00	= Ending Balance =
6480-0200	Alarms and Monitoring								0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/21/2017	02/2017	Tyco Integrated Security LLC (tyco)	P-2194	28092473	217.87	0.00	217.87	
chpset9	CHP 925 Seton...	02/21/2017	02/2017	Tyco Integrated Security LLC (tyco)	P-2195	28092474	125.00	0.00	342.87	
Net Change=342.87							342.87	0.00	342.87	= Ending Balance =
6520-0400	Banking Fees								0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	02/08/2017	02/2017	2-8-17 Close	J-1663		10.00	0.00	10.00	2-8-17 Close - Fees
chpset9	CHP 925 Seton...	02/28/2017	02/2017	Feb17 Check order	J-1724		65.00	0.00	75.00	Feb17 Fees
Net Change=75.00							75.00	0.00	75.00	= Ending Balance =

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6520-1200				Office Supplies					0.00 = Beginning Balance =	
chpset9	CHP 925 Seton...	02/28/2017	02/2017	Feb17 Check order	J-1724		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 =	
chpset9	CHP 925 Seton...	03/27/2017	03/2017	SFP Commercial Real Estate (s...	P-2242	Mar...	1,889.44	0.00	1,889.44	Mar17 Mgmt Fee
				Net Change=1,889.44			1,889.44	0.00	1,889.44 = Ending Balance =	
6610-0000				Property Insurance					0.00 = Beginning Balance =	
chpset9	CHP 925 Seton...	02/28/2017	02/2017	ACCR Feb17 Ins	J-1751		250.00	0.00	250.00	ACCR Feb17 Ins
chpset9	CHP 925 Seton...	03/29/2017	03/2017		J-1752	:Rever...	0.00	250.00	0.00	ACCR Feb17 Ins
chpset9	CHP 925 Seton...	03/31/2017	03/2017	Mar17 ME Entries	J-1906		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 =	
chpset9	CHP 925 Seton...	02/28/2017	02/2017	Feb17 RET ACCR	J-1753		5,000.00	0.00	5,000.00	Feb17 RET
chpset9	CHP 925 Seton...	03/31/2017	03/2017	Mar17 ME Entries	J-1906		7,000.00	0.00	12,000.00	Mar17 ME Entries
				Net Change=12,000.00			12,000.00	0.00	12,000.00 = Ending Balance =	
8110-0000				1st Mortgage Interest					0.00 = Beginning Balance =	
chpset9	CHP 925 Seton...	03/31/2017	03/2017	Mar17 Loan	J-1861		2,966.91	0.00	2,966.91	Mar17 Loan
				Net Change=2,966.91			2,966.91	0.00	2,966.91 = Ending Balance =	
8210-0000				Depreciation Expense					0.00 = Beginning Balance =	
chpset9	CHP 925 Seton...	02/28/2017	02/2017	Feb17 Depreciation	J-1750		1,673.20	0.00	1,673.20	Feb17 Depreciation
chpset9	CHP 925 Seton...	03/31/2017	03/2017	Mar17 ME Entries	J-1905		3,346.39	0.00	5,019.59	Mar17 ME Entries
				Net Change=5,019.59			5,019.59	0.00	5,019.59 = Ending Balance =	
8310-5000				Asset Mgmt Fees					0.00 = Beginning Balance =	
chpset9	CHP 925 Seton...	03/27/2017	03/2017	Corcoran Commercial Real Est...	P-2246	Mar...	377.89	0.00	377.89	Feb-Mar AMF
				Net Change=377.89			377.89	0.00	377.89 = Ending Balance =	
							1,970,642.64	1,970,642.64		

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	37,298.46	99.93	37,298.46	99.93
4999-9999	NET RENT REVENUE	37,298.46	99.93	37,298.46	99.93
5600-0000	OTHER REVENUE				
5755-0000	Interest on Bank Accounts	27.77	0.07	27.77	0.07
5899-0000	TOTAL OTHER REVENUE	27.77	0.07	27.77	0.07
5999-0000	TOTAL REVENUE	37,326.23	100.00	37,326.23	100.00
6000-0000	OPERATING EXPENSES				
6100-0000	RECOVERABLE UTILITIES				
6110-0000	Utility Electric	160.71	0.43	160.71	0.43
6120-0000	Utility Gas	262.07	0.70	262.07	0.70
6130-0000	Utility Water	44.66	0.12	44.66	0.12
6190-9999	TOTAL RECOVERABLE UTILITIES	467.44	1.25	467.44	1.25
6400-0000	REPAIRS AND MAINTENANCE				
6420-0000	GENERAL REPAIRS AND MAINTENANCE				
6420-0600	Locks and Keys	165.00	0.44	165.00	0.44
6420-1200	NR Other - Repairs & Maintenance	305.00	0.82	305.00	0.82
6420-9999	TOTAL GENERAL REPAIRS AND MAINTENANCE	470.00	1.26	470.00	1.26
6480-0000	SAFETY SERVICES				
6480-0200	Alarms and Monitoring	342.87	0.92	342.87	0.92

Cash Flow Statement

Period = Jan 2017-Mar 2017

Book = Accrual

		Period to Date	%	Year to Date	%
6480-9999	TOTAL SAFETY SERVICES	342.87	0.92	342.87	0.92
6499-0000	TOTAL REPAIRS AND MAINTENANCE	812.87	2.18	812.87	2.18
6500-0000	GENERAL AND ADMINISTRATIVE				
6520-0000	ADMINISTRATIVE EXPENSES				
6520-0400	Banking Fees	75.00	0.20	75.00	0.20
6520-1200	Office Supplies	201.85	0.54	201.85	0.54
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	276.85	0.74	276.85	0.74
6530-0000	MANAGEMENT FEES				
6530-0100	Management Fee	1,889.44	5.06	1,889.44	5.06
6530-9999	TOTAL MANAGEMENT FEES	1,889.44	5.06	1,889.44	5.06
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	2,166.29	5.80	2,166.29	5.80
6600-0000	INSURANCE				
6610-0000	Property Insurance	264.00	0.71	264.00	0.71
6699-0000	TOTAL INSURANCE	264.00	0.71	264.00	0.71
6700-0000	PROPERTY TAXES				
6710-0000	Real Property Taxes	12,000.00	32.15	12,000.00	32.15
6799-0000	TOTAL PROPERTY TAXES	12,000.00	32.15	12,000.00	32.15
7990-0000	TOTAL OPERATING EXPENSES	15,710.60	42.09	15,710.60	42.09
7999-0000	NET OPERATING INCOME	21,615.63	57.91	21,615.63	57.91

Cash Flow Statement

Period = Jan 2017-Mar 2017

Book = Accrual

		Period to Date	%	Year to Date	%
8100-0000	DEBT EXPENSE				
8110-0000	1st Mortgage Interest	2,966.91	7.95	2,966.91	7.95
8149-9998	TOTAL DEBT EXPENSE	2,966.91	7.95	2,966.91	7.95
8149-9999	TOTAL NOI WITH DEBT EXPENSE	18,648.72	49.96	18,648.72	49.96
8200-0000	DEPRECIATION EXPENSE				
8210-0000	Depreciation Expense	5,019.59	13.45	5,019.59	13.45
8239-9999	TOTAL DEPRECIATION EXPENSE	5,019.59	13.45	5,019.59	13.45
8310-0000	(OTHER INCOME)/EXPENSE				
8310-5000	Asset Mgmt Fees	377.89	1.01	377.89	1.01
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	377.89	1.01	377.89	1.01
9090-0000	NET INCOME	13,251.24	35.50	13,251.24	35.50
	Adjustments				
1505-0000	Land	-137,000.00	-367.03	-137,000.00	-367.03
1510-0000	Buildings	-1,096,000.00	-2,936.27	-1,096,000.00	-2,936.27
1512-0000	Land Improvements	-137,000.00	-367.03	-137,000.00	-367.03
1530-0000	Closing Costs	-64,911.00	-173.90	-64,911.00	-173.90
1710-0000	Accumulated Depreciation - Building	3,512.82	9.41	3,512.82	9.41
1712-0000	Accumulated Depreciation - Land Improvements	1,141.67	3.06	1,141.67	3.06
1730-0000	Accumulated Depreciation - Closing Costs	365.10	0.98	365.10	0.98
2110-0000	Mortgage Loan 1 Origination	959,000.00	2,569.24	959,000.00	2,569.24
2210-0000	Accounts Payable	3,173.52	8.50	3,173.52	8.50
2320-0000	Accrued Insurance	-2,375.00	-6.36	-2,375.00	-6.36
2340-0000	Accrued Real Estate Taxes	68,780.91	184.27	68,780.91	184.27
2410-0000	Prepaid Receipts	11,476.00	30.75	11,476.00	30.75
2420-0000	Tenant Deposits	24,194.73	64.82	24,194.73	64.82

Cash Flow Statement

Period = Jan 2017-Mar 2017

Book = Accrual

		Period to Date	%	Year to Date	%
3100-3500	CHP 925 Seton - Equity	574,020.00	1,537.85	574,020.00	1,537.85
	Total Adjustments	208,378.75	558.26	208,378.75	558.26
	Cash Flow	221,629.99	593.76	221,629.99	593.76
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-0000	Operating Cash	0.00	56,722.51	56,722.51	
1115-0000	Money Market	0.00	140,712.75	140,712.75	
1120-0000	Reserve Cash	0.00	24,194.73	24,194.73	
	Total Cash	0.00	221,629.99	221,629.99	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-0000	Operating Cash	0.00	56,722.51	56,722.51	
1115-0000	Money Market	0.00	140,712.75	140,712.75	
1120-0000	Reserve Cash	0.00	24,194.73	24,194.73	
	Total Cash	0.00	221,629.99	221,629.99	

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	0.00	0.00	N/A	0.00	0.00	0.00	N/A	9,125.00
4507-0000	Base Rent	37,298.46	20,863.00	16,435.46	78.78	37,298.46	20,863.00	16,435.46	78.78	153,528.00
4999-9999	NET RENT REVENUE	37,298.46	20,863.00	16,435.46	78.78	37,298.46	20,863.00	16,435.46	78.78	162,653.00
5600-0000	OTHER REVENUE									
5755-0000	Interest on Bank Accounts	27.77	0.00	27.77	N/A	27.77	0.00	27.77	N/A	0.00
5899-0000	TOTAL OTHER REVENUE	27.77	0.00	27.77	N/A	27.77	0.00	27.77	N/A	0.00
5999-0000	TOTAL REVENUE	37,326.23	20,863.00	16,463.23	78.91	37,326.23	20,863.00	16,463.23	78.91	162,653.00
6000-0000	OPERATING EXPENSES									
6100-0000	RECOVERABLE UTILITIES									
6110-0000	Utility Electric	160.71	0.00	-160.71	N/A	160.71	0.00	-160.71	N/A	1,500.00
6120-0000	Utility Gas	262.07	250.00	-12.07	-4.83	262.07	250.00	-12.07	-4.83	500.00
6130-0000	Utility Water	44.66	700.00	655.34	93.62	44.66	700.00	655.34	93.62	7,000.00
6190-9999	TOTAL RECOVERABLE UTILITIES	467.44	950.00	482.56	50.80	467.44	950.00	482.56	50.80	9,000.00
6300-0000	NON RECOVERABLE UTILITIES									
6310-0000	Vacant Electric	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	2,500.00
6320-0000	Vacant Gas	0.00	600.00	600.00	100.00	0.00	600.00	600.00	100.00	3,300.00
6399-0000	TOTAL NON RECOVERABLE UTILITIES	0.00	850.00	850.00	100.00	0.00	850.00	850.00	100.00	5,800.00
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	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,000.00
6420-0600	Locks and Keys	165.00	0.00	-165.00	N/A	165.00	0.00	-165.00	N/A	0.00
6420-1200	NR Other - Repairs & Maintenance	305.00	1,000.00	695.00	69.50	305.00	1,000.00	695.00	69.50	2,000.00
6420-9999	TOTAL GENERAL REPAIRS AND MAINTENANCE	470.00	1,200.00	730.00	60.83	470.00	1,200.00	730.00	60.83	4,000.00
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	1,700.00
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	3,000.00
6460-0000	LANDSCAPING AND GROUNDS									
6460-0200	Landscaping Contract	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,100.00
6460-9999	TOTAL LANDSCAPING AND GROUNDS	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,100.00
6480-0000	SAFETY SERVICES									
6480-0200	Alarms and Monitoring	342.87	0.00	-342.87	N/A	342.87	0.00	-342.87	N/A	180.00
6480-9999	TOTAL SAFETY SERVICES	342.87	0.00	-342.87	N/A	342.87	0.00	-342.87	N/A	180.00
6499-0000	TOTAL REPAIRS AND MAINTENANCE	812.87	1,700.00	887.13	52.18	812.87	1,700.00	887.13	52.18	11,880.00

Budget Comparison

Period = Jan 2017-Mar 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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	75.00	0.00	-75.00	N/A	75.00	0.00	-75.00	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	276.85	367.00	90.15	24.56	276.85	367.00	90.15	24.56	3,670.00
6530-0000	MANAGEMENT FEES									
6530-0100	Management Fee	1,889.44	1,043.00	-846.44	-81.15	1,889.44	1,043.00	-846.44	-81.15	8,826.00
6530-9999	TOTAL MANAGEMENT FEES	1,889.44	1,043.00	-846.44	-81.15	1,889.44	1,043.00	-846.44	-81.15	8,826.00
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	2,166.29	1,410.00	-756.29	-53.64	2,166.29	1,410.00	-756.29	-53.64	12,496.00
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	12,000.00	7,333.00	-4,667.00	-63.64	12,000.00	7,333.00	-4,667.00	-63.64	73,330.00
6799-0000	TOTAL PROPERTY TAXES	12,000.00	7,333.00	-4,667.00	-63.64	12,000.00	7,333.00	-4,667.00	-63.64	73,330.00
7990-0000	TOTAL OPERATING EXPENSES	15,710.60	12,484.00	-3,226.60	-25.85	15,710.60	12,484.00	-3,226.60	-25.85	114,916.00
7999-0000	NET OPERATING INCOME	21,615.63	8,379.00	13,236.63	157.97	21,615.63	8,379.00	13,236.63	157.97	47,737.00

Budget Comparison

Period = Jan 2017-Mar 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8100-0000	DEBT EXPENSE									
8110-0000	1st Mortgage Interest	2,966.91	3,297.00	330.09	10.01	2,966.91	3,297.00	330.09	10.01	32,970.00
8149-9998	TOTAL DEBT EXPENSE	2,966.91	3,297.00	330.09	10.01	2,966.91	3,297.00	330.09	10.01	32,970.00
8149-9999	TOTAL NOI WITH DEBT EXPENSE	18,648.72	5,082.00	13,566.72	266.96	18,648.72	5,082.00	13,566.72	266.96	14,767.00
8200-0000	DEPRECIATION EXPENSE									
8210-0000	Depreciation Expense	5,019.59	3,103.00	-1,916.59	-61.77	5,019.59	3,103.00	-1,916.59	-61.77	31,030.00
8239-9999	TOTAL DEPRECIATION EXPENSE	5,019.59	3,103.00	-1,916.59	-61.77	5,019.59	3,103.00	-1,916.59	-61.77	31,030.00
8310-0000	(OTHER INCOME)/EXPENSE									
8310-5000	Asset Mgmt Fees	377.89	500.00	122.11	24.42	377.89	500.00	122.11	24.42	5,000.00
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	377.89	500.00	122.11	24.42	377.89	500.00	122.11	24.42	5,000.00
9090-0000	NET INCOME	13,251.24	1,479.00	11,772.24	795.96	13,251.24	1,479.00	11,772.24	795.96	-21,263.00

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	56,722.51	0.00	56,722.51
1115-0000	Money Market	140,712.75	0.00	140,712.75
1120-0000	Reserve Cash	24,194.73	0.00	24,194.73
1199-0000	TOTAL CASH	221,629.99	0.00	221,629.99
1500-0000	PROPERTY			
1505-0000	Land	137,000.00	0.00	137,000.00
1510-0000	Buildings	1,096,000.00	0.00	1,096,000.00
1512-0000	Land Improvements	137,000.00	0.00	137,000.00
1530-0000	Closing Costs	64,911.00	0.00	64,911.00
1599-9999	TOTAL PROPERTY	1,434,911.00	0.00	1,434,911.00
1700-0000	ACCUMULATED DEPRECIATION			
1710-0000	Accumulated Depreciation - Building	-3,512.82	0.00	-3,512.82
1712-0000	Accumulated Depreciation - Land Improvements	-1,141.67	0.00	-1,141.67
1730-0000	Accumulated Depreciation - Closing Costs	-365.10	0.00	-365.10
1799-0000	TOTAL ACCUMULATED DEPRECIATION	-5,019.59	0.00	-5,019.59
1999-9999	TOTAL ASSETS	1,651,521.40	0.00	1,651,521.40
2000-0000	LIABILITIES AND EQUITY			
2030-0000	LIABILITIES			
2050-0000	NOTES			
2100-0000	MORTGAGE NOTES PAYABLES			
2110-0000	Mortgage Loan 1 Origination	959,000.00	0.00	959,000.00
2159-9999	TOTAL MORTGAGE NOTES PAYABLES	959,000.00	0.00	959,000.00
2199-9999	TOTAL NOTES	959,000.00	0.00	959,000.00
2200-0000	ACCOUNTS PAYABLE			
2210-0000	Accounts Payable	3,173.52	0.00	3,173.52
2299-0000	TOTAL ACCOUNTS PAYABLE	3,173.52	0.00	3,173.52
2300-0000	ACCRUED EXPENSES			
2320-0000	Accrued Insurance	-2,375.00	0.00	-2,375.00

Balance Sheet (With Period Change)

Period = Jan 2017-Mar 2017

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
2340-0000	Accrued Real Estate Taxes	68,780.91	0.00	68,780.91
2399-0000	TOTAL ACCRUED EXPENSES	<u>66,405.91</u>	<u>0.00</u>	<u>66,405.91</u>
2400-0000	OTHER LIABILITIES			
2410-0000	Prepaid Receipts	11,476.00	0.00	11,476.00
2420-0000	Tenant Deposits	24,194.73	0.00	24,194.73
2499-0000	TOTAL OTHER LIABILITIES	<u>35,670.73</u>	<u>0.00</u>	<u>35,670.73</u>
2999-0000	TOTAL LIABILITIES	<u>1,064,250.16</u>	<u>0.00</u>	<u>1,064,250.16</u>
3000-0000	EQUITY			
3100-3500	CHP 925 Seton - Equity	574,020.00	0.00	574,020.00
3810-0000	Retained Earnings	13,251.24	0.00	13,251.24
3899-0000	TOTAL EQUITY	<u>587,271.24</u>	<u>0.00</u>	<u>587,271.24</u>
3999-0000	TOTAL LIABILITIES AND EQUITY	<u>1,651,521.40</u>	<u>0.00</u>	<u>1,651,521.40</u>

CHP 925 Seton, LLC

31-Mar-17

Total Building Square Feet:

Project:

CHP 925 Seton

Tenant	Suite	Square Feet	Closing Stmt Security Deposit	Security Deposit Refund	Total Balance	Notes
American Building Services, LLC	1 & 2	5,600	\$3,750.00			
Sage Vertical Garden Systems, LLC	3 & 4	5,600	\$3,500.00			
Atlas Billiard Supplies LLC	5 & 6	5,600	\$3,922.33			
Jakub S. Kosik d/b/a HK WoodWork, L	7	2,500	\$0.00			
Appliance Warehouse of America, Inc.	8	2,500	\$1,750.00			
Accredited Construction Material Testi	9	2,500	\$5,625.00			
A. Gramer Painting, Inc.	10	2,500	\$1,800.00			
Prospect Grinding Inc.	11	2,576	\$2,247.40			
Interhome Design	12	2,500	\$1,600.00			
		31,876	\$24,194.73			

Trial Balance

Period = Jan 2017-Mar 2017

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash	0.00	56,722.51	0.00	56,722.51
1115-0000	Money Market	0.00	140,712.75	0.00	140,712.75
1120-0000	Reserve Cash	0.00	24,194.73	0.00	24,194.73
1310-0000	Accounts Receivable	0.00	0.00	0.00	0.00
1505-0000	Land	0.00	137,000.00	0.00	137,000.00
1510-0000	Buildings	0.00	1,096,000.00	0.00	1,096,000.00
1512-0000	Land Improvements	0.00	137,000.00	0.00	137,000.00
1530-0000	Closing Costs	0.00	64,911.00	0.00	64,911.00
1710-0000	Accumulated Depreciation - Building	0.00	0.00	3,512.82	-3,512.82
1712-0000	Accumulated Depreciation - Land Improvements	0.00	0.00	1,141.67	-1,141.67
1730-0000	Accumulated Depreciation - Closing Costs	0.00	0.00	365.10	-365.10
2110-0000	Mortgage Loan 1 Origination	0.00	0.00	959,000.00	-959,000.00
2210-0000	Accounts Payable	0.00	0.00	3,173.52	-3,173.52
2320-0000	Accrued Insurance	0.00	2,375.00	0.00	2,375.00
2340-0000	Accrued Real Estate Taxes	0.00	0.00	68,780.91	-68,780.91
2410-0000	Prepaid Receipts	0.00	0.00	11,476.00	-11,476.00
2420-0000	Tenant Deposits	0.00	0.00	24,194.73	-24,194.73
3100-3500	CHP 925 Seton - Equity	0.00	0.00	574,020.00	-574,020.00
3810-0000	Retained Earnings	0.00	0.00	0.00	0.00
4507-0000	Base Rent	0.00	0.00	37,298.46	-37,298.46
5755-0000	Interest on Bank Accounts	0.00	0.00	27.77	-27.77
6110-0000	Utility Electric	0.00	160.71	0.00	160.71
6120-0000	Utility Gas	0.00	262.07	0.00	262.07
6130-0000	Utility Water	0.00	44.66	0.00	44.66
6420-0600	Locks and Keys	0.00	165.00	0.00	165.00
6420-1200	NR Other - Repairs & Maintenance	0.00	305.00	0.00	305.00
6480-0200	Alarms and Monitoring	0.00	342.87	0.00	342.87
6520-0400	Banking Fees	0.00	75.00	0.00	75.00
6520-1200	Office Supplies	0.00	201.85	0.00	201.85
6530-0100	Management Fee	0.00	1,889.44	0.00	1,889.44
6610-0000	Property Insurance	0.00	264.00	0.00	264.00
6710-0000	Real Property Taxes	0.00	12,000.00	0.00	12,000.00

Trial Balance

Period = Jan 2017-Mar 2017

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
8110-0000	1st Mortgage Interest	0.00	2,966.91	0.00	2,966.91
8210-0000	Depreciation Expense	0.00	5,019.59	0.00	5,019.59
8310-5000	Asset Mgmt Fees	0.00	377.89	0.00	377.89
	Total	0.00	1,682,990.98	1,682,990.98	0.00

925 Seton MM

3/23/2017

Bank Reconciliation Report
2/28/2017

2141

Posted by: chpdan on 3/23/2017

Balance Per Bank Statement as of 2/28/2017	140,693.67
Reconciled Bank Balance	<u>140,693.67</u>

Balance per GL as of 2/28/2017	140,693.67
Reconciled Balance Per G/L	<u>140,693.67</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 1721	Feb17 Fund MM & RA	140,685.00	2/28/2017
2/28/2017	JE 1723	Feb17 Int	8.67	2/28/2017
Total Cleared Other Items			<u>140,693.67</u>	



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1241012

CHP 925 SETON LLC
MONEY MARKET ACCOUNT
520 W ERIE ST SUITE 220
CHICAGO IL 60654

Date 2/28/17 Page 1
Account Number Acct Ending 2141
Enclosures

925st mm
271
925

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FCFB BUSINESS MMA		Number of Enclosures		0
Account Number	Acct Ending 2141	Statement Dates	2/02/17 thru	2/28/17
Previous Balance	.00	Days in the statement period		27
1 Deposits/Credits	140,685.00	Average Ledger		78,158.33
Checks/Debits	.00	Average Collected		78,158.33
Service Charge	.00	Interest Earned		8.67
Interest Paid	8.67	Annual Percentage Yield Earned		0.15%
Ending Balance	140,693.67	2017 Interest Paid		8.67

Activity in Date Order

Date	Description	Amount	
2/14	Trsf from CHP 925 Seton OA open MM account Confirmation number 214170117	140,685.00	140,685.00
2/28	Interest Deposit	8.67	140,693.67

Interest Rate Summary

Date	Rate
2/14	0.150000%

925 Seton Operating Account

3/23/2017

Bank Reconciliation Report

2/28/2017

0217009141

Posted by: chpdan on 3/23/2017

Balance Per Bank Statement as of 2/28/2017

25,632.81

Other Items

Date	Notes	Amount
2/28/2017	Feb17 SD Transfer	-2,247.73
Plus/Minus:	Other Items	-2,247.73
	Reconciled Bank Balance	23,385.08

Balance per GL as of 2/28/2017

23,385.08

Reconciled Balance Per G/L

23,385.08

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

0.00

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/8/2017	JE 1663	2-8-17 Close	186,284.62	2/28/2017
2/14/2017	JE 1721	Feb17 Fund MM & RA	-162,632.00	2/28/2017
2/24/2017	JE 1664	Prospect Grinding Feb17 Rent Received post closing	2,247.04	2/28/2017
2/24/2017	JE 1725	Prospect Grinding Feb17 Rent Received post closing	2,247.04	2/28/2017
2/28/2017	JE 1673		-2,247.04	2/28/2017
2/28/2017	JE 1724	Feb17 Check order	-266.85	2/28/2017
Total Cleared Other Items			25,632.81	



FIRST COMMUNITY
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1240970

CHP 925 SETON LLC
OPERATING ACCOUNT
520 W ERIE ST SUITE 220
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Date 2/28/17 Page 1
Account Number Acct Ending 9141
Enclosures

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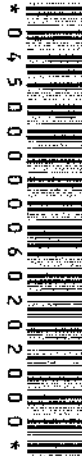
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1st Choice Business Checking	Number of Enclosures	0
Account Number	Acct Ending 9141	Statement Dates 2/02/17 thru 2/28/17
Previous Balance	.00	Days in the statement period
6 Deposits/Credits	787,583.66	Average Ledger
11 Checks/Debits	761,950.85	Average Collected
Service Charge	.00	
Interest Paid	.00	
Ending Balance	25,632.81	

Activity in Date Order

Date	Description	Amount	
2/06	Wire Transfer Credit	143,505.00	143,505.00
	SC2 LLC		
	409 ILLINOIS AVENUE UNIT 1B		
	ST CHARLES, IL 60174		
	630-301-2999		
	20170206QMGFT010000223		
	20170206QMGFNP70000750		
	02061031FT03		
2/06	Wire Transfer Credit	143,505.00	287,010.00
	JOHN A SHEMROSKE		
	4137 BAY BEACH LN UNIT 5H4		
	FORT MYERS BEACH FL 33931		
	520 WEST ERIE STREET SUITE 220		
	20170206D2874A1C001553		
	20170206QMGFNP64001419		
	02061347FT03		
2/06	DDA CREDIT	287,010.00	574,020.00





Date 2/28/17 Page 2
Account Number Acct Ending 9141
Enclosures

1st Choice Business Checking Acct Ending 9141 (Continued)

Activity in Date Order

Date	Description	Amount	
2/06	Wire Transfer Fee	5.00-	574,015.00
2/06	Wire Transfer Fee	5.00-	574,010.00
2/07	Wire Transfer Fee	30.00-	573,980.00
2/07	Wire Transfer Debit	574,010.00-	30.000D
	CHICAGO TITLE AND TRUST COMPAN		
	071904779		
	130120277020		
	425 WALNUT STREET		
	CINCINNATI OH 45202		
	US BANK		
	ESCROW NO. 16SA4006025LFEL		
	2017020771926362000008		
2/07	Paid Item Fee	32.00-	62.000D
2/08	Reverse OD Item Charge	32.00-	30.000D
2/08	Wire Transfer Credit	211,284.62	211,254.62
	CHICAGO TITLE AND TRUST COMPAN		
	ATTN ACCOUNTING DEPARTMENT		
	10 S LA SALLE ST STE 3100		
	CHICAGO, IL, 60603		
	FN 16SA4006025LFE PO NA NA		
	ADDR 925 SETON CT, WHEELING, I		
	090		
	20170208I1Q73AGC003455		
	20170208QMGFNP68001983		
	02081734FT03		
2/08	Wire Transfer Fee	5.00-	211,249.62
2/10	Wire Transfer Fee	30.00-	211,219.62
2/10	Wire Transfer Debit	25,000.00-	186,219.62
	SFP GROUP LLC		
	071925444		
	3805384861		
	520 W ERIE STREET SUITE 220		
	CHICAGO, IL 60654		
	WINTRUST BANK		
	2017021071926362000014		

925 Seton RA

3/23/2017

Bank Reconciliation Report

2/28/2017

9158

Posted by: chpdan on 3/23/2017

Balance Per Bank Statement as of 2/28/2017

21,947.00

Other Items

Date	Notes	Amount
2/28/2017	Feb17 SD Transfer	2,247.73
Plus/Minus:	Other Items	2,247.73
	Reconciled Bank Balance	<u>24,194.73</u>

Balance per GL as of 2/28/2017

24,194.73

Reconciled Balance Per G/L

24,194.73

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

0.00

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/14/2017	JE 1721	Feb17 Fund MM & RA	21,947.00	2/28/2017
Total Cleared Other Items			<u>21,947.00</u>	



FIRST COMMUNITY

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1240971

CHP 925 SETON LLC
RESERVE ACCOUNT
520 W ERIE ST SUITE 220
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Date 2/28/17 Page 1
Account Number Acct Ending 9158
Enclosures

925 Seton
9158
925 Seton 18

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1st Choice Business Checking		Number of Enclosures	0
Account Number	Acct Ending 9158	Statement Dates	2/02/17 thru 2/28/17
Previous Balance	.00	Days in the statement period	27
1 Deposits/Credits	21,947.00	Average Ledger	12,192.77
Checks/Debits	.00	Average Collected	12,192.77
Service Charge	.00		
Interest Paid	.00		
Ending Balance	21,947.00		

Activity in Date Order

Date	Description	Amount	
2/14	Trsf from CHP 925 Seton OA	21,947.00	21,947.00
	SD credit at closing		
	Confirmation number 214170118		

925 Seton MM
Bank Reconciliation Report
3/31/2017
2141

4/7/2017

Stan Laba

Posted by: chpdan on 4/7/2017

Balance Per Bank Statement as of 3/31/2017	140,712.75
Reconciled Bank Balance	<u>140,712.75</u>
Balance per GL as of 3/31/2017	140,712.75
Reconciled Balance Per G/L	<u>140,712.75</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 1860	Mar17 Int	19.08	3/31/2017
Total Cleared Other Items			<u>19.08</u>	

CHP 925 SETON LLC
MONEY MARKET ACCOUNT
520 W ERIE ST SUITE 220
CHICAGO IL 60654

Date 3/31/17 Page 1
Account Number @XXXXXXXXXX@2141
Enclosures

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FCFB BUSINESS MMA		Number of Enclosures	0
Account Number	@XXXXXXXXXX@2141	Statement Dates	3/01/17 thru 4/02/17
Previous Balance	140,693.67	Days in the statement period	33
Deposits/Credits	.00	Average Ledger	140,693.67
Checks/Debits	.00	Average Collected	140,693.67
Service Charge	.00	Interest Earned	19.08
Interest Paid	19.08	Annual Percentage Yield Earned	0.15%
Ending Balance	140,712.75	2017 Interest Paid	27.75

Activity in Date Order
Date Description

Amount	
19.08	140,712.75

Interest Rate Summary
Date Rate
2/28 0.150000%

925 Seton Operating Account

4/7/2017

Bank Reconciliation Report**3/31/2017****0217009141****Posted by: chpdan on 4/7/2017***Stan Laba***Balance Per Bank Statement as of 3/31/2017****52,616.99****Outstanding Deposits**

Deposit Date	Deposit Number	Amount
3/31/2017	12	5,270.00
Plus:	Outstanding Deposits	5,270.00

Outstanding Checks

Check Date	Check Number	Payee	Amount
3/28/2017	1004	corcoran - Corcoran Commercial Real Estate Co	377.89
3/28/2017	1005	drip - Drip Drop Plumbing, Inc	305.00
3/31/2017	1006	technicor - Technicor Properties	481.59
Less:	Outstanding Checks		1,164.48
	Reconciled Bank Balance		56,722.51

Balance per GL as of 3/31/2017**56,722.51****Reconciled Balance Per G/L****56,722.51****Difference****(Reconciled Bank Balance And Reconciled Balance Per G/L)****0.00**

925 Seton Operating Account

4/7/2017

Bank Reconciliation Report**3/31/2017****0217009141****Posted by: chpdan on 4/7/2017****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
3/2/2017	1000	comed - Com Ed	53.26	3/31/2017
3/2/2017	1001	tyco - Tyco Integrated Security LLC	342.87	3/31/2017
3/2/2017	1002	wheeling - Village of Wheeling	44.66	3/31/2017
3/27/2017	1003	sfp-cre - SFP Commercial Real Estate	1,889.44	3/31/2017
Total Cleared Checks			2,330.23	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
3/2/2017	8		5,200.00	3/31/2017
3/7/2017	3		9,026.00	3/31/2017
3/7/2017	4		1,770.00	3/31/2017
3/10/2017	5		2,247.40	3/31/2017
3/14/2017	9		1,666.66	3/31/2017
3/16/2017	10		3,953.40	3/31/2017
3/27/2017	11	:CHECKscan Deposit	6,000.00	3/31/2017
Total Cleared Deposits			29,863.46	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/28/2017	JE 1722	Feb17 SD Transfer	-2,247.73	3/31/2017
3/16/2017	JE 1726	Feb17 Closing Prorated check from seller	4,665.57	3/31/2017
3/31/2017	JE 1861	Mar17 Loan	-2,966.91	3/31/2017
3/31/2017	JE 1862	Mar17 int	0.02	3/31/2017
Total Cleared Other Items			-549.05	

CHP 925 SETON LLC
OPERATING ACCOUNT
520 W ERIE ST SUITE 220
CHICAGO IL 60654

Date 3/31/17 Page 1
Account Number @XXXXXXXXXX@9141
Enclosures 4

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1st Choice Business Checking		Number of Enclosures	4
Account Number	@XXXXXXXXXX@9141	Statement Dates	3/01/17 thru 4/02/17
Previous Balance	25,632.81	Days in the statement period	33
8 Deposits/Credits	34,529.05	Average Ledger	44,125.94
6 Checks/Debits	7,544.87	Average Collected	44,125.94
Service Charge	.00		
Interest Paid	.00		
Ending Balance	52,616.99		

Activity in Date Order		Amount	
Date	Description		
3/02	REMOTE CAPTURE DEPOSIT	6,970.00	32,602.81
3/03	Settlement SFPCOMM-925SETOA	.02	32,602.83
	9000326709 17/03/03		
	ID #-S8DHZ1		
	TRACE #-111924687130767		
3/06	Transfer to Loan	2,966.91-	29,635.92
	Acct No. @XXXXXXXXXX@8086		
3/07	REMOTE CAPTURE DEPOSIT	9,026.00	38,661.92
3/08	INCLEARING CHECK # 1000	53.26-	38,608.66
3/08	INCLEARING CHECK # 1002	44.66-	38,564.00
3/10	REMOTE CAPTURE DEPOSIT	2,247.40	40,811.40
3/13	INCLEARING CHECK # 1001	342.87-	40,468.53
3/14	Settlement SFPCOMM-925SETOA	1,666.66	42,135.19
	9000326709 17/03/14		
	ID #-T2Q902		
	TRACE #-111924687884967		

1st Choice Business Checking @XXXXXXXXXX@9141 (Continued)

Activity in Date Order			
Date	Description	Amount	
3/16	Settlement SFPCOMM-925SET0A 9000326709 17/03/16 ID #-LVJC02 TRACE #-111924687939520	3,953.40	46,088.59
3/16	REMOTE CAPTURE DEPOSIT	4,665.57	50,754.16
3/23	Transf to CHP 925 Seton RA Feb17 SD Transfer Confirmation number 323170168	2,247.73-	48,506.43
3/28	INCLEARING CHECK # 1003	1,889.44-	46,616.99
3/29	Settlement SFPCOMM-925SET0A 9000326709 17/03/29 ID #-1XSM02 TRACE #-111924688185581	6,000.00	52,616.99

--- CHECKS IN NUMBER ORDER ---					
Date	Check No	Amount	Date	Check No	Amount
3/08	1000	53.26	3/08	1002	44.66
3/13	1001	342.87	3/28	1003	1,889.44
* Denotes missing check numbers					

925 Seton RA
Bank Reconciliation Report
3/31/2017
9158
Posted by: chpdan on 4/7/2017

4/7/2017

Stan Laba

Balance Per Bank Statement as of 3/31/2017	24,194.73
Reconciled Bank Balance	<u>24,194.73</u>
Balance per GL as of 3/31/2017	24,194.73
Reconciled Balance Per G/L	<u>24,194.73</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 1722	Feb17 SD Transfer	2,247.73	3/31/2017
Total Cleared Other Items			<u>2,247.73</u>	

CHP 925 SETON LLC
RESERVE ACCOUNT
520 W ERIE ST SUITE 220
CHICAGO IL 60654

Date 3/31/17 Page 1
Account Number @XXXXXXXXXX@9158
Enclosures

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1st Choice Business Checking		Number of Enclosures	0
Account Number	@XXXXXXXXXX@9158	Statement Dates	3/01/17 thru 4/02/17
Previous Balance	21,947.00	Days in the statement period	33
1 Deposits/Credits	2,247.73	Average Ledger	22,696.24
Checks/Debits	.00	Average Collected	22,696.24
Service Charge	.00		
Interest Paid	.00		
Ending Balance	24,194.73		

Activity in Date Order		Amount	
Date	Description		
3/23	Trsf from CHP 925 Seton OA	2,247.73	24,194.73
	Feb17 SD Transfer		
	Confirmation number 323170168		