



Quarterly Operational & Financial Report for:

CHP Wheeling, LLC

1st Quarter 2017

**1475 Wheeling Rd.
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 Wheeling, LLC ended the first quarter 100% leased, unchanged from the time we acquired the property on 2/9/2017.

No leases are expiring in the next 12 months.

III. Operations

1Q17

CHP Wheeling, LLC was acquired on 2/9/2017. Parking lot work, roof replacement, HVAC replacement and bringing Nicor Gas service to the building will be completed during the 2nd and 3rd quarter of 2017.

IV. Financial

Highlights:

Net Operating Income for the first quarter is **\$24,121.88** while Net Cash Flow for the first quarter is **\$17,822.10**.

Net Operating Income YTD is **\$24,121.88** while Net Cash Flow YTD is **\$17,822.10**.

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 Wheeling, LLC

Property: chpwhe 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 Wheeling, LLC (chpwhe)	1475	Creation Technologies Illinois, Inc (t0000319)	Triple Net	53,957.00	10/1/2016	8/31/2023	83.00	0.50	25,376.00	304,511.99	5.64
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		1475			10/1/2016	8/31/2023	10/1/2016		53,957.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	1475		53,957.00	10/1/2016	9/30/2017	25,376.00	304,511.99	5.64
		BRN	Rent	1475		53,957.00	10/1/2017	9/30/2018	26,137.28	313,647.35	5.81
		BRN	Rent	1475		53,957.00	10/1/2018	9/30/2019	26,921.40	323,056.77	5.99
		BRN	Rent	1475		53,957.00	10/1/2019	9/30/2020	27,729.04	332,748.47	6.17
		BRN	Rent	1475		53,957.00	10/1/2020	9/30/2021	28,560.91	342,730.93	6.35
		BRN	Rent	1475		53,957.00	10/1/2021	9/30/2022	29,417.74	353,012.86	6.54
		BRN	Rent	1475		53,957.00	10/1/2022	8/31/2023	30,300.27	363,603.24	6.74
Occupancy Summary		Area		Percentage							
Occupied Area				53,957.00		100.00					
Vacant Area				0.00		0.00					
Total				53,957.00		100.00					

Aged Receivable

DB Caption: CHP-LIVE Property: chpwhe 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
chpwhe - CHP Wheeling, LLC					0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grand Total					0.00	0.00	0.00	0.00	0.00	0.00	0.00

UserId : RNevarez Date : 4/20/2017 Time : 2:23 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 =	
				Journal Batch 1510			301,218.63		301,218.63	
				Journal Batch 1577				259,062.34	42,156.29	
				Journal Batch 1579				217.85	41,938.44	
				Receipt Batch 1353			39,113.12		81,051.56	
				Check Batch 966				2,908.33	78,143.23	
				Check Batch 1003				581.67	77,561.56	
				Journal Batch 1710				5,655.27	71,906.29	
				Journal Batch 1711				4.97	71,901.32	
				Journal Batch 1712			1,163.33		73,064.65	
				Net Change=73,064.65			341,495.08	268,430.43	73,064.65 = Ending Balance =	
1115-0000				Money Market					0.00 = Beginning Balance =	
				Journal Batch 1577			259,062.34		259,062.34	
				Journal Batch 1578			21.29		259,083.63	
				Journal Batch 1709			46.85		259,130.48	
				Net Change=259,130.48			259,130.48	0.00	259,130.48 = Ending Balance =	
1310-0000				Accounts Receivable					0.00 = Beginning Balance =	
chpwhe	CHP Wheeling...	02/28/2017	01/2017	Creation Technologies Illinois, In...	C-4565		0.00	13,630.00	-13,630.00	Property Tax
chpwhe	CHP Wheeling...	03/01/2017	01/2017	Creation Technologies Illinois, In...	C-4566		13,063.12	0.00	-566.88	Property Tax
				Charge Batch 383			39,680.00		39,113.12	
				Receipt Batch 1353				39,113.12	0.00	
				Net Change=0.00			52,743.12	52,743.12	0.00 = Ending Balance =	
1505-0000				Land					0.00 = Beginning Balance =	
chpwhe	CHP Wheeling...	02/08/2017	02/2017	2-8 Close	J-1660		237,500.00	0.00	237,500.00	2-8 Close
				Net Change=237,500.00			237,500.00	0.00	237,500.00 = Ending Balance =	
1510-0000				Buildings					0.00 = Beginning Balance =	
chpwhe	CHP Wheeling...	02/08/2017	02/2017	2-8 Close	J-1660		1,900,000.00	0.00	1,900,000.00	2-8 Close
				Net Change=1,900,000.00			1,900,000.00	0.00	1,900,000.00 = Ending Balance =	
1512-0000				Land Improvements					0.00 = Beginning Balance =	
chpwhe	CHP Wheeling...	02/08/2017	02/2017	2-8 Close	J-1660		237,500.00	0.00	237,500.00	2-8 Close
				Net Change=237,500.00			237,500.00	0.00	237,500.00 = Ending Balance =	
1530-0000				Closing Costs					0.00 = Beginning Balance =	

General Ledger

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
chpwhe	CHP Wheeling...	02/08/2017	02/2017	2-8 Close	J-1660		3,955.00	0.00	3,955.00	2-8 Close Title fee
chpwhe	CHP Wheeling...	02/08/2017	02/2017	2-8 Close	J-1660		59,375.00	0.00	63,330.00	2-8 Close CRE Acq Fee
chpwhe	CHP Wheeling...	02/08/2017	02/2017	2-8 Close	J-1660		5,450.00	0.00	68,780.00	2-8 Close Eng Fee
chpwhe	CHP Wheeling...	02/08/2017	02/2017	2-8 Close	J-1660		1,715.00	0.00	70,495.00	2-8 Close Legal
chpwhe	CHP Wheeling...	02/08/2017	02/2017	2-8 Close	J-1660		17,500.00	0.00	87,995.00	2-8 Close Legal
chpwhe	CHP Wheeling...	02/08/2017	02/2017	2-8 Close	J-1660		9,049.25	0.00	97,044.25	2-8 Close Loan Fee
Net Change=97,044.25							97,044.25	0.00	97,044.25	= Ending Balance =
1710-0000	Accumulated Depreciation - Bui...								0.00	= Beginning Balance =
chpwhe	CHP Wheeling...	02/28/2017	02/2017	Feb17 Depreciation	J-1754		0.00	2,029.91	-2,029.91	Feb17 Depreciation
chpwhe	CHP Wheeling...	03/31/2017	03/2017	Mar17 ME Entries	J-1907		0.00	4,059.83	-6,089.74	Mar17 ME Entries
Net Change=-6,089.74							0.00	6,089.74	-6,089.74	= Ending Balance =
1712-0000	Accumulated Depreciation - La...								0.00	= Beginning Balance =
chpwhe	CHP Wheeling...	02/28/2017	02/2017	Feb17 Depreciation	J-1754		0.00	659.72	-659.72	Feb17 Depreciation
chpwhe	CHP Wheeling...	03/31/2017	03/2017	Mar17 ME Entries	J-1907		0.00	1,319.44	-1,979.16	Mar17 ME Entries
Net Change=-1,979.16							0.00	1,979.16	-1,979.16	= Ending Balance =
1730-0000	Accumulated Depreciation - Cl...								0.00	= Beginning Balance =
chpwhe	CHP Wheeling...	02/28/2017	02/2017	Feb17 Depreciation	J-1754		0.00	169.42	-169.42	Feb17 Depreciation
chpwhe	CHP Wheeling...	03/31/2017	03/2017	Mar17 ME Entries	J-1907		0.00	338.84	-508.26	Mar17 ME Entries
Net Change=-508.26							0.00	508.26	-508.26	= Ending Balance =
2110-0000	Mortgage Loan 1 Origination								0.00	= Beginning Balance =
chpwhe	CHP Wheeling...	02/08/2017	02/2017	2-8 Close	J-1660		0.00	1,543,750.00	-1,543,750.00	2-8 Close Loan
Net Change=-1,543,750.00							0.00	1,543,750.00	-1,543,750.00	= Ending Balance =
2210-0000	Accounts Payable								0.00	= Beginning Balance =
Check Batch 966							2,908.33		2,908.33	
Payable Batch 822								2,908.33	0.00	
Payable Batch 826								581.67	-581.67	
Check Batch 1003							581.67		0.00	
Payable Batch 862								312.00	-312.00	
Payable Batch 879								4,432.00	-4,744.00	
Net Change=-4,744.00							3,490.00	8,234.00	-4,744.00	= Ending Balance =
2320-0000	Accrued Insurance								0.00	= Beginning Balance =
chpwhe	CHP Wheeling...	02/28/2017	02/2017	ACCR Feb17 Ins	J-1755		0.00	400.00	-400.00	ACCR Feb17 Ins

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
chpwhe	CHP Wheeling...	03/29/2017	03/2017		J-1756	:Rever...	400.00	0.00	0.00	ACCR Feb17 Ins
chpwhe	CHP Wheeling...	03/31/2017	03/2017	Travelers Insurance (travelers)	P-2393	Mar17...	4,432.00	0.00	4,432.00	Wheeling Insurance 2017
chpwhe	CHP Wheeling...	03/31/2017	03/2017	Mar17 ME Entries	J-1908		0.00	443.00	3,989.00	Mar17 ME Entries
Net Change=3,989.00							4,832.00	843.00	3,989.00	= Ending Balance =
2340-0000	Accrued Real Estate Taxes								0.00	= Beginning Balance =
chpwhe	CHP Wheeling...	02/08/2017	02/2017	2-8 Close	J-1660		0.00	92,496.79	-92,496.79	2-8 Close ret
chpwhe	CHP Wheeling...	02/28/2017	02/2017	Feb17 RET	J-1757		0.00	11,000.00	-103,496.79	Feb17 RET
chpwhe	CHP Wheeling...	03/31/2017	03/2017	Mar17 ME Entries	J-1908		0.00	13,500.00	-116,996.79	Mar17 ME Entries
Net Change=-116,996.79							0.00	116,996.79	-116,996.79	= Ending Balance =
3100-3300	CHP Wheeling - Equity								0.00	= Beginning Balance =
chpwhe	CHP Wheeling...	02/08/2017	02/2017	2-8 Close	J-1660		0.00	1,117,984.00	-1,117,984.00	2-8 Close Equity
chpwhe	CHP Wheeling...	02/28/2017	02/2017	Wheeling Close	J-1662		0.00	35.00	-1,118,019.00	Wheeling Close
Net Change=-1,118,019.00							0.00	1,118,019.00	-1,118,019.00	= 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 =
chpwhe	CHP Wheeling...	02/08/2017	02/2017	2-8 Close	J-1660		0.00	19,032.09	-19,032.09	2-8 Close (21 days)
chpwhe	CHP Wheeling...	03/01/2017	03/2017	Creation Technologies Illinois, In...	C-4451	:Post	0.00	25,376.00	-44,408.09	Base Rent (03/2017)
Net Change=-44,408.09							0.00	44,408.09	-44,408.09	= Ending Balance =
5210-0000	Monthly CAM Income								0.00	= Beginning Balance =
chpwhe	CHP Wheeling...	03/01/2017	03/2017	Creation Technologies Illinois, In...	C-4452	:Post	0.00	674.00	-674.00	Common Area Maint. (03/2017)
Net Change=-674.00							0.00	674.00	-674.00	= Ending Balance =
5230-0000	Monthly Real Estate Taxes								0.00	= Beginning Balance =
chpwhe	CHP Wheeling...	02/28/2017	01/2017	Creation Technologies Illinois, In...	C-4565		13,630.00	0.00	13,630.00	Property Tax
chpwhe	CHP Wheeling...	03/01/2017	01/2017	Creation Technologies Illinois, In...	C-4566		0.00	13,063.12	566.88	Property Tax
chpwhe	CHP Wheeling...	03/01/2017	03/2017	Creation Technologies Illinois, In...	C-4453	:Post	0.00	13,630.00	-13,063.12	Property Tax (03/2017)
Net Change=-13,063.12							13,630.00	26,693.12	-13,063.12	= Ending Balance =
5755-0000	Interest on Bank Accounts								0.00	= Beginning Balance =
chpwhe	CHP Wheeling...	02/28/2017	02/2017	Feb17 Int	J-1728		0.00	21.29	-21.29	Feb17 Int
chpwhe	CHP Wheeling...	03/31/2017	03/2017	Mar17 int	J-1863		0.00	46.85	-68.14	Mar17 Loan
Net Change=-68.14							0.00	68.14	-68.14	= Ending Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6520-0400				Banking Fees					0.00 = Beginning Balance =	
chpwhe	CHP Wheeling...	02/28/2017	02/2017	Wheeling Close	J-1662		35.00	0.00	35.00	Wheeling Close
chpwhe	CHP Wheeling...	02/28/2017	02/2017	Feb17 Fees	J-1729		16.00	0.00	51.00	Feb17 Fees
chpwhe	CHP Wheeling...	03/31/2017	03/2017	Mar17 fees	J-1865		4.97	0.00	55.97	Mar17 int
				Net Change=55.97			55.97	0.00	55.97 = Ending Balance =	
6520-1200				Office Supplies					0.00 = Beginning Balance =	
chpwhe	CHP Wheeling...	02/28/2017	02/2017	Feb17 Fees	J-1729		201.85	0.00	201.85	check order
chpwhe	CHP Wheeling...	03/31/2017	03/2017	SFP Commercial Real Estate (s...	P-2359	Q1-I...	312.00	0.00	513.85	catering food
				Net Change=513.85			513.85	0.00	513.85 = Ending Balance =	
6530-0100				Management Fee					0.00 = Beginning Balance =	
chpwhe	CHP Wheeling...	03/27/2017	03/2017	SFP Commercial Real Estate (s...	P-2242	Mar...	2,908.33	0.00	2,908.33	Mar17 Mgmt Fee
chpwhe	CHP Wheeling...	03/31/2017	03/2017	Mar17 mgmt fee refund	J-1866		0.00	1,163.33	1,745.00	Mar17 mgmt fee refund
				Net Change=1,745.00			2,908.33	1,163.33	1,745.00 = Ending Balance =	
6610-0000				Property Insurance					0.00 = Beginning Balance =	
chpwhe	CHP Wheeling...	02/28/2017	02/2017	ACCR Feb17 Ins	J-1755		400.00	0.00	400.00	ACCR Feb17 Ins
chpwhe	CHP Wheeling...	03/29/2017	03/2017		J-1756	:Rever...	0.00	400.00	0.00	ACCR Feb17 Ins
chpwhe	CHP Wheeling...	03/31/2017	03/2017	Mar17 ME Entries	J-1908		443.00	0.00	443.00	Mar17 ME Entries
				Net Change=443.00			843.00	400.00	443.00 = Ending Balance =	
6710-0000				Real Property Taxes					0.00 = Beginning Balance =	
chpwhe	CHP Wheeling...	02/28/2017	02/2017	Feb17 RET	J-1757		11,000.00	0.00	11,000.00	Feb17 RET
chpwhe	CHP Wheeling...	03/31/2017	03/2017	Mar17 ME Entries	J-1908		13,500.00	0.00	24,500.00	Mar17 ME Entries
				Net Change=24,500.00			24,500.00	0.00	24,500.00 = Ending Balance =	
8110-0000				1st Mortgage Interest					0.00 = Beginning Balance =	
chpwhe	CHP Wheeling...	03/31/2017	03/2017	Mar17 Loan	J-1864		5,655.27	0.00	5,655.27	Mar17 Loan
				Net Change=5,655.27			5,655.27	0.00	5,655.27 = Ending Balance =	
8210-0000				Depreciation Expense					0.00 = Beginning Balance =	
chpwhe	CHP Wheeling...	02/28/2017	02/2017	Feb17 Depreciation	J-1754		2,859.05	0.00	2,859.05	Feb17 Depreciation
chpwhe	CHP Wheeling...	03/31/2017	03/2017	Mar17 ME Entries	J-1907		5,718.11	0.00	8,577.16	Mar17 ME Entries
				Net Change=8,577.16			8,577.16	0.00	8,577.16 = Ending Balance =	
8310-5000				Asset Mgmt Fees					0.00 = Beginning 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
chpwhe	CHP Wheeling...	03/27/2017	03/2017	Corcoran Commercial Real Est...	P-2246	Mar...	581.67	0.00	581.67	Feb-Mar AMF
				Net Change=581.67			581.67	0.00	581.67	= Ending Balance =
							3,191,000.18	3,191,000.18		

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									
4507-0000	Base Rent	44,408.09	25,376.00	19,032.09	75.00	44,408.09	25,376.00	19,032.09	75.00	256,043.00
4999-9999	NET RENT REVENUE	44,408.09	25,376.00	19,032.09	75.00	44,408.09	25,376.00	19,032.09	75.00	256,043.00
5200-0000	REIMBURSABLE EXPENSE INCOME									
5210-0000	Monthly CAM Income	674.00	674.00	0.00	0.00	674.00	674.00	0.00	0.00	9,849.00
5230-0000	Monthly Real Estate Taxes	13,063.12	13,063.00	0.12	0.00	13,063.12	13,063.00	0.12	0.00	130,630.00
5499-0000	TOTAL REIMBURSABLE EXPENSE INCOME	13,737.12	13,737.00	0.12	0.00	13,737.12	13,737.00	0.12	0.00	140,479.00
5600-0000	OTHER REVENUE									
5755-0000	Interest on Bank Accounts	68.14	0.00	68.14	N/A	68.14	0.00	68.14	N/A	0.00
5899-0000	TOTAL OTHER REVENUE	68.14	0.00	68.14	N/A	68.14	0.00	68.14	N/A	0.00
5999-0000	TOTAL REVENUE	58,213.35	39,113.00	19,100.35	48.83	58,213.35	39,113.00	19,100.35	48.83	396,522.00
6000-0000	OPERATING EXPENSES									
6400-0000	REPAIRS AND MAINTENANCE									
6500-0000	GENERAL AND ADMINISTRATIVE									
6520-0000	ADMINISTRATIVE EXPENSES									
6520-0400	Banking Fees	55.97	0.00	-55.97	N/A	55.97	0.00	-55.97	N/A	0.00
6520-1200	Office Supplies	513.85	0.00	-513.85	N/A	513.85	0.00	-513.85	N/A	0.00
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	569.82	0.00	-569.82	N/A	569.82	0.00	-569.82	N/A	0.00

Budget Comparison

Period = Jan 2017-Mar 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6530-0000	MANAGEMENT FEES									
6530-0100	Management Fee	1,745.00	1,956.00	211.00	10.79	1,745.00	1,956.00	211.00	10.79	19,829.00
6530-9999	TOTAL MANAGEMENT FEES	1,745.00	1,956.00	211.00	10.79	1,745.00	1,956.00	211.00	10.79	19,829.00
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	2,314.82	1,956.00	-358.82	-18.34	2,314.82	1,956.00	-358.82	-18.34	19,829.00
6600-0000	INSURANCE									
6610-0000	Property Insurance	443.00	674.00	231.00	34.27	443.00	674.00	231.00	34.27	6,740.00
6699-0000	TOTAL INSURANCE	443.00	674.00	231.00	34.27	443.00	674.00	231.00	34.27	6,740.00
6700-0000	PROPERTY TAXES									
6710-0000	Real Property Taxes	24,500.00	13,063.00	-11,437.00	-87.55	24,500.00	13,063.00	-11,437.00	-87.55	130,630.00
6799-0000	TOTAL PROPERTY TAXES	24,500.00	13,063.00	-11,437.00	-87.55	24,500.00	13,063.00	-11,437.00	-87.55	130,630.00
7990-0000	TOTAL OPERATING EXPENSES	27,257.82	15,693.00	-11,564.82	-73.69	27,257.82	15,693.00	-11,564.82	-73.69	157,199.00
7999-0000	NET OPERATING INCOME	30,955.53	23,420.00	7,535.53	32.18	30,955.53	23,420.00	7,535.53	32.18	239,323.00
8100-0000	DEBT EXPENSE									
8110-0000	1st Mortgage Interest	5,655.27	6,059.00	403.73	6.66	5,655.27	6,059.00	403.73	6.66	63,083.00
8149-9998	TOTAL DEBT EXPENSE	5,655.27	6,059.00	403.73	6.66	5,655.27	6,059.00	403.73	6.66	63,083.00
8149-9999	TOTAL NOI WITH DEBT EXPENSE	25,300.26	17,361.00	7,939.26	45.73	25,300.26	17,361.00	7,939.26	45.73	176,240.00
8200-0000	DEPRECIATION EXPENSE									
8210-0000	Depreciation Expense	8,577.16	5,379.00	-3,198.16	-59.46	8,577.16	5,379.00	-3,198.16	-59.46	57,318.00

Budget Comparison

Period = Jan 2017-Mar 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8239-9999	TOTAL DEPRECIATION EXPENSE	8,577.16	5,379.00	-3,198.16	-59.46	8,577.16	5,379.00	-3,198.16	-59.46	57,318.00
8310-0000	(OTHER INCOME)/EXPENSE									
8310-5000	Asset Mgmt Fees	581.67	500.00	-81.67	-16.33	581.67	500.00	-81.67	-16.33	5,000.00
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	581.67	500.00	-81.67	-16.33	581.67	500.00	-81.67	-16.33	5,000.00
9090-0000	NET INCOME	16,141.43	11,482.00	4,659.43	40.58	16,141.43	11,482.00	4,659.43	40.58	113,922.00

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	73,064.65	0.00	73,064.65
1115-0000	Money Market	259,130.48	0.00	259,130.48
1199-0000	TOTAL CASH	332,195.13	0.00	332,195.13
1500-0000	PROPERTY			
1505-0000	Land	237,500.00	0.00	237,500.00
1510-0000	Buildings	1,900,000.00	0.00	1,900,000.00
1512-0000	Land Improvements	237,500.00	0.00	237,500.00
1530-0000	Closing Costs	97,044.25	0.00	97,044.25
1599-9999	TOTAL PROPERTY	2,472,044.25	0.00	2,472,044.25
1700-0000	ACCUMULATED DEPRECIATION			
1710-0000	Accumulated Depreciation - Building	-6,089.74	0.00	-6,089.74
1712-0000	Accumulated Depreciation - Land Improvements	-1,979.16	0.00	-1,979.16
1730-0000	Accumulated Depreciation - Closing Costs	-508.26	0.00	-508.26
1799-0000	TOTAL ACCUMULATED DEPRECIATION	-8,577.16	0.00	-8,577.16
1999-9999	TOTAL ASSETS	2,795,662.22	0.00	2,795,662.22
2000-0000	LIABILITIES AND EQUITY			
2030-0000	LIABILITIES			
2050-0000	NOTES			
2100-0000	MORTGAGE NOTES PAYABLES			
2110-0000	Mortgage Loan 1 Origination	1,543,750.00	0.00	1,543,750.00
2159-9999	TOTAL MORTGAGE NOTES PAYABLES	1,543,750.00	0.00	1,543,750.00
2199-9999	TOTAL NOTES	1,543,750.00	0.00	1,543,750.00
2200-0000	ACCOUNTS PAYABLE			
2210-0000	Accounts Payable	4,744.00	0.00	4,744.00
2299-0000	TOTAL ACCOUNTS PAYABLE	4,744.00	0.00	4,744.00
2300-0000	ACCRUED EXPENSES			
2320-0000	Accrued Insurance	-3,989.00	0.00	-3,989.00
2340-0000	Accrued Real Estate Taxes	116,996.79	0.00	116,996.79

Balance Sheet (With Period Change)

Period = Jan 2017-Mar 2017

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
2399-0000	TOTAL ACCRUED EXPENSES	113,007.79	0.00	113,007.79
2999-0000	TOTAL LIABILITIES	1,661,501.79	0.00	1,661,501.79
3000-0000	EQUITY			
3100-3300	CHP Wheeling - Equity	1,118,019.00	0.00	1,118,019.00
3810-0000	Retained Earnings	16,141.43	0.00	16,141.43
3899-0000	TOTAL EQUITY	1,134,160.43	0.00	1,134,160.43
3999-0000	TOTAL LIABILITIES AND EQUITY	2,795,662.22	0.00	2,795,662.22

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	44,408.09	76.29	44,408.09	76.29
4999-9999	NET RENT REVENUE	44,408.09	76.29	44,408.09	76.29
5200-0000	REIMBURSABLE EXPENSE INCOME				
5210-0000	Monthly CAM Income	674.00	1.16	674.00	1.16
5230-0000	Monthly Real Estate Taxes	13,063.12	22.44	13,063.12	22.44
5499-0000	TOTAL REIMBURSABLE EXPENSE INCOME	13,737.12	23.60	13,737.12	23.60
5600-0000	OTHER REVENUE				
5755-0000	Interest on Bank Accounts	68.14	0.12	68.14	0.12
5899-0000	TOTAL OTHER REVENUE	68.14	0.12	68.14	0.12
5999-0000	TOTAL REVENUE	58,213.35	100.00	58,213.35	100.00
6000-0000	OPERATING EXPENSES				
6400-0000	REPAIRS AND MAINTENANCE				
6500-0000	GENERAL AND ADMINISTRATIVE				
6520-0000	ADMINISTRATIVE EXPENSES				
6520-0400	Banking Fees	55.97	0.10	55.97	0.10
6520-1200	Office Supplies	513.85	0.88	513.85	0.88
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	569.82	0.98	569.82	0.98
6530-0000	MANAGEMENT FEES				
6530-0100	Management Fee	1,745.00	3.00	1,745.00	3.00

Cash Flow Statement

Period = Jan 2017-Mar 2017

Book = Accrual

		Period to Date	%	Year to Date	%
6530-9999	TOTAL MANAGEMENT FEES	1,745.00	3.00	1,745.00	3.00
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	2,314.82	3.98	2,314.82	3.98
6600-0000	INSURANCE				
6610-0000	Property Insurance	443.00	0.76	443.00	0.76
6699-0000	TOTAL INSURANCE	443.00	0.76	443.00	0.76
6700-0000	PROPERTY TAXES				
6710-0000	Real Property Taxes	24,500.00	42.09	24,500.00	42.09
6799-0000	TOTAL PROPERTY TAXES	24,500.00	42.09	24,500.00	42.09
7990-0000	TOTAL OPERATING EXPENSES	27,257.82	46.82	27,257.82	46.82
7999-0000	NET OPERATING INCOME	30,955.53	53.18	30,955.53	53.18
8100-0000	DEBT EXPENSE				
8110-0000	1st Mortgage Interest	5,655.27	9.71	5,655.27	9.71
8149-9998	TOTAL DEBT EXPENSE	5,655.27	9.71	5,655.27	9.71
8149-9999	TOTAL NOI WITH DEBT EXPENSE	25,300.26	43.46	25,300.26	43.46
8200-0000	DEPRECIATION EXPENSE				
8210-0000	Depreciation Expense	8,577.16	14.73	8,577.16	14.73
8239-9999	TOTAL DEPRECIATION EXPENSE	8,577.16	14.73	8,577.16	14.73
8310-0000	(OTHER INCOME)/EXPENSE				
8310-5000	Asset Mgmt Fees	581.67	1.00	581.67	1.00

Cash Flow Statement

Period = Jan 2017-Mar 2017

Book = Accrual

		Period to Date	%	Year to Date	%
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	581.67	1.00	581.67	1.00
9090-0000	NET INCOME	16,141.43	27.73	16,141.43	27.73
Adjustments					
1505-0000	Land	-237,500.00	-407.98	-237,500.00	-407.98
1510-0000	Buildings	-1,900,000.00	-3,263.86	-1,900,000.00	-3,263.86
1512-0000	Land Improvements	-237,500.00	-407.98	-237,500.00	-407.98
1530-0000	Closing Costs	-97,044.25	-166.70	-97,044.25	-166.70
1710-0000	Accumulated Depreciation - Building	6,089.74	10.46	6,089.74	10.46
1712-0000	Accumulated Depreciation - Land Improvements	1,979.16	3.40	1,979.16	3.40
1730-0000	Accumulated Depreciation - Closing Costs	508.26	0.87	508.26	0.87
2110-0000	Mortgage Loan 1 Origination	1,543,750.00	2,651.88	1,543,750.00	2,651.88
2210-0000	Accounts Payable	4,744.00	8.15	4,744.00	8.15
2320-0000	Accrued Insurance	-3,989.00	-6.85	-3,989.00	-6.85
2340-0000	Accrued Real Estate Taxes	116,996.79	200.98	116,996.79	200.98
3100-3300	CHP Wheeling - Equity	1,118,019.00	1,920.55	1,118,019.00	1,920.55
	Total Adjustments	316,053.70	542.92	316,053.70	542.92
	Cash Flow	332,195.13	570.65	332,195.13	570.65
		Period to Date	Beginning Balance	Ending Balance	Difference
1110-0000	Operating Cash	0.00	0.00	73,064.65	73,064.65
1115-0000	Money Market	0.00	0.00	259,130.48	259,130.48
	Total Cash	0.00	0.00	332,195.13	332,195.13
		Year to Date	Beginning Balance	Ending Balance	Difference
1110-0000	Operating Cash	0.00	0.00	73,064.65	73,064.65
1115-0000	Money Market	0.00	0.00	259,130.48	259,130.48
	Total Cash	0.00	0.00	332,195.13	332,195.13

Trial Balance

Period = Jan 2017-Mar 2017

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash	0.00	73,064.65	0.00	73,064.65
1115-0000	Money Market	0.00	259,130.48	0.00	259,130.48
1310-0000	Accounts Receivable	0.00	0.00	0.00	0.00
1505-0000	Land	0.00	237,500.00	0.00	237,500.00
1510-0000	Buildings	0.00	1,900,000.00	0.00	1,900,000.00
1512-0000	Land Improvements	0.00	237,500.00	0.00	237,500.00
1530-0000	Closing Costs	0.00	97,044.25	0.00	97,044.25
1710-0000	Accumulated Depreciation - Building	0.00	0.00	6,089.74	-6,089.74
1712-0000	Accumulated Depreciation - Land Improvements	0.00	0.00	1,979.16	-1,979.16
1730-0000	Accumulated Depreciation - Closing Costs	0.00	0.00	508.26	-508.26
2110-0000	Mortgage Loan 1 Origination	0.00	0.00	1,543,750.00	-1,543,750.00
2210-0000	Accounts Payable	0.00	0.00	4,744.00	-4,744.00
2320-0000	Accrued Insurance	0.00	3,989.00	0.00	3,989.00
2340-0000	Accrued Real Estate Taxes	0.00	0.00	116,996.79	-116,996.79
3100-3300	CHP Wheeling - Equity	0.00	0.00	1,118,019.00	-1,118,019.00
3810-0000	Retained Earnings	0.00	0.00	0.00	0.00
4507-0000	Base Rent	0.00	0.00	44,408.09	-44,408.09
5210-0000	Monthly CAM Income	0.00	0.00	674.00	-674.00
5230-0000	Monthly Real Estate Taxes	0.00	0.00	13,063.12	-13,063.12
5755-0000	Interest on Bank Accounts	0.00	0.00	68.14	-68.14
6520-0400	Banking Fees	0.00	55.97	0.00	55.97
6520-1200	Office Supplies	0.00	513.85	0.00	513.85
6530-0100	Management Fee	0.00	1,745.00	0.00	1,745.00
6610-0000	Property Insurance	0.00	443.00	0.00	443.00
6710-0000	Real Property Taxes	0.00	24,500.00	0.00	24,500.00
8110-0000	1st Mortgage Interest	0.00	5,655.27	0.00	5,655.27
8210-0000	Depreciation Expense	0.00	8,577.16	0.00	8,577.16
8310-5000	Asset Mgmt Fees	0.00	581.67	0.00	581.67
	Total	0.00	2,850,300.30	2,850,300.30	0.00

Wheeling MM

3/23/2017

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

2158

Posted by: chpdan on 3/23/2017

Balance Per Bank Statement as of 2/28/2017	259,083.63
Reconciled Bank Balance	<u>259,083.63</u>

Balance per GL as of 2/28/2017	259,083.63
Reconciled Balance Per G/L	<u>259,083.63</u>

Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>
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Cleared Items:**Cleared Other Items**

Date	Tran #	Notes	Amount	Date Cleared
2/28/2017	JE 1727	Feb17 MM Funding	259,062.34	2/28/2017
2/28/2017	JE 1728	Feb17 Int	21.29	2/28/2017
Total Cleared Other Items			<u>259,083.63</u>	

**FIRST COMMUNITY**

FINANCIAL BANK

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



1241013

CHP WHEELING LLC
MONEY MARKEY ACCOUNT
520 W ERIE ST SUITE 220
CHICAGO IL 60654

Date 2/28/17 Page 1
Account Number Acct Ending 2158
Enclosures

chp whe mm
208
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FCFB BUSINESS MMA		Number of Enclosures	0
Account Number	Acct Ending 2158	Statement Dates	2/02/17 thru 2/28/17
Previous Balance	.00	Days in the statement period	27
1 Deposits/Credits	259,062.34	Average Ledger	143,923.52
Checks/Debits	.00	Average Collected	143,923.52
Service Charge	.00	Interest Earned	21.29
Interest Paid	21.29	Annual Percentage Yield Earned	0.20%
Ending Balance	259,083.63	2017 Interest Paid	21.29

Activity in Date Order

Date	Description	Amount	
2/14	Trsf from CHP Wheeling OA open MM account	259,062.34	259,062.34
	Confirmation number 214170116		
2/28	Interest Deposit	21.29	259,083.63

Interest Rate Summary

Date	Rate
2/14	0.200000%

Wheeling Operating Account

3/23/2017

Bank Reconciliation Report

2/28/2017

0217009125

Posted by: chpdan on 3/23/2017

Balance Per Bank Statement as of 2/28/2017	41,938.44
Reconciled Bank Balance	<u>41,938.44</u>

Balance per GL as of 2/28/2017	41,938.44
Reconciled Balance Per G/L	<u>41,938.44</u>

Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/8/2017	JE 1660	2-8 Close	301,218.63	2/28/2017
2/28/2017	JE 1727	Feb17 MM Funding	-259,062.34	2/28/2017
2/28/2017	JE 1729	Feb17 Fees	-217.85	2/28/2017
Total Cleared Other Items			<u>41,938.44</u>	



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



1240969

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

Date 2/28/17 Page 1
Account Number Acct Ending 9125
Enclosures

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1st Choice Business Checking		Number of Enclosures	0
Account Number	Acct Ending 9125	Statement Dates	2/02/17 thru 2/28/17
Previous Balance	.00	Days in the statement period	27
5 Deposits/Credits	1,478,636.63	Average Ledger	156,758.39
9 Checks/Debits	1,436,698.19	Average Collected	156,758.39
Service Charge	.00		
Interest Paid	.00		
Ending Balance	41,938.44		

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 20170206QMGFT010000216 20170206QMGFNP71000752 02061030FT03	559,009.50	559,009.50
2/06	Wire Transfer Fee	5.00-	559,004.50
2/07	DDA CREDIT	559,009.50	1,118,014.00
2/08	Wire Transfer Credit CHICAGO TITLE & TRUST CO LP C/O FIDELITY NATIONAL FINANCIA 10 SOUTH LASALLE STREET MLC 32 CHICAGO IL 60603 20170208B6B7HU4R011653	59,375.00	1,177,389.00



Date 2/28/17 Page 2
Account Number Acct Ending 9125
Enclosures

1st Choice Business Checking Acct Ending 9125 (Continued)

Activity in Date Order

Date	Description	Amount	
	20170208QMGFNP62001928 02081708FT03		
2/08	Wire Transfer Credit	301,218.63	1,478,607.63
	CHICAGO TITLE & TRUST CO LP C/O FIDELITY NATIONAL FINANCIA 10 SOUTH LASALLE STREET MLC 32 CHICAGO IL 60603 520 W ERIE STREET SUITE 220 CH IL OVERDEPOSIT 20170208B6B7HU4R011654 20170208QMGFNP62001927 02081708FT03		
2/08	Wire Transfer Fee	5.00-	1,478,602.63
2/08	Wire Transfer Fee	5.00-	1,478,597.63
2/08	Wire Transfer Fee	30.00-	1,478,567.63
2/08	Wire Transfer Debit	1,117,984.00-	360,583.63
	CHICAGO TITLE AND TRUST CO LOO 026009593 5800038704 275 VALENCIA BLVD BREA CA 92823 BANK OF AMERICA REGINA SPRINGER ESCROW NUMBER D2 201700162 2017020871926362000007		
2/10	1N#500007845 CHP-fee Overage	24.00	360,607.63
2/10	Wire Transfer Fee	30.00-	360,577.63
2/10	Wire Transfer Debit	59,375.00-	301,202.63
	SFP COMMERCIAL REAL ESTATE 071925444 3805756322 520 W ERIE STREET SUITE 220 CHICAGO, IL 60654 WINTRUST BANK 2017021071926362000015		

Wheeling MM
Bank Reconciliation Report
3/31/2017

2158

Posted by: chpdan on 4/7/2017

4/7/2017

Stan Laba

Balance Per Bank Statement as of 3/31/2017	259,130.48
Reconciled Bank Balance	<u>259,130.48</u>
Balance per GL as of 3/31/2017	259,130.48
Reconciled Balance Per G/L	<u>259,130.48</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 1863	Mar17 int	46.85	3/31/2017
Total Cleared Other Items			<u>46.85</u>	

CHP WHEELING LLC
MONEY MARKEY ACCOUNT
520 W ERIE ST SUITE 220
CHICAGO IL 60654

Date 3/31/17 Page 1
Account Number @XXXXXXXXXX@2158
Enclosures

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FCFB BUSINESS MMA		Number of Enclosures	0
Account Number	@XXXXXXXXXX@2158	Statement Dates	3/01/17 thru 4/02/17
Previous Balance	259,083.63	Days in the statement period	33
Deposits/Credits	.00	Average Ledger	259,083.63
Checks/Debits	.00	Average Collected	259,083.63
Service Charge	.00	Interest Earned	46.85
Interest Paid	46.85	Annual Percentage Yield Earned	0.20%
Ending Balance	259,130.48	2017 Interest Paid	68.14

Activity in Date Order
Date Description

Amount	
46.85	259,130.48

Interest Rate Summary
Date Rate
2/28 0.200000%

Wheeling Operating Account

4/7/2017

Bank Reconciliation Report**3/31/2017****0217009125****Posted by: chpdan on 4/7/2017***Stan Laba***Balance Per Bank Statement as of 3/31/2017** **73,646.32****Outstanding Checks**

Check Date	Check Number	Payee	Amount
3/28/2017	1001	corcoran - Corcoran Commercial Real Estate Co	581.67
Less:	Outstanding Checks		581.67
	Reconciled Bank Balance		73,064.65

Balance per GL as of 3/31/2017 **73,064.65****Reconciled Balance Per G/L** **73,064.65****Difference** (Reconciled Bank Balance And Reconciled Balance Per G/L) **0.00****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
3/27/2017	1000	sfp-cre - SFP Commercial Real Estate	2,908.33	3/31/2017
Total Cleared Checks			2,908.33	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
3/22/2017	1		39,113.12	3/31/2017
Total Cleared Deposits			39,113.12	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
3/31/2017	JE 1864	Mar17 Loan	-5,655.27	3/31/2017
3/31/2017	JE 1865	Mar17 fees	-4.97	3/31/2017
3/31/2017	JE 1866	Mar17 mgmt fee refund	1,163.33	3/31/2017
Total Cleared Other Items			-4,496.91	

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

Date 3/31/17 Page 1
Account Number @XXXXXXXXXX@9125
Enclosures 1

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1st Choice Business Checking		Number of Enclosures	1
Account Number	@XXXXXXXXXX@9125	Statement Dates	3/01/17 thru 4/02/17
Previous Balance	41,938.44	Days in the statement period	33
3 Deposits/Credits	40,276.48	Average Ledger	67,977.98
3 Checks/Debits	8,568.60	Average Collected	67,977.98
Service Charge	.00		
Interest Paid	.00		
Ending Balance	73,646.32		

Activity in Date Order

Date	Description	Amount	
3/03	Settlement SFPCOMM-CHPSHEOA	.03	41,938.47
	9000326709 17/03/03		
	ID #-T8DHZ1		
	TRACE #-111924687130768		
3/08	Wire Transfer Credit	39,113.12	81,051.59
	CREATION TECHNOLOGIES INTERNAT		
	OPERATING ACCOUNT		
	8999 FRASERTON CT		
	BURNABY BC V5J 5H8		
	MARCH RENT		
	20170308C1B76E1C000438		
	20170308QMGFNP65000384		
	03080905FT03		
3/08	Wire Transfer Fee	5.00-	81,046.59
3/08	Transfer to Loan	5,655.27-	75,391.32
	Acct No. @XXXXXXXXXX@7845		
3/28	REMOTE CAPTURE DEPOSIT	1,163.33	76,554.65

1st Choice Business Checking @XXXXXXXXXX@9125 (Continued)

Activity in Date Order		
Date	Description	Amount
3/28	INCLEARING CHECK # 1000	2,908.33-
		73,646.32

--- CHECKS IN NUMBER ORDER ---

Date	Check No	Amount
3/28	1000	2,908.33

* Denotes missing check numbers