



Quarterly Operational & Financial Report for:

CHP 830 Seton, LLC

2nd Quarter 2017

**830 Seton Ct
Wheeling, IL**



I. Submarket Activity

The NE Cook County submarket recorded a second quarter 2017 vacancy rate of 3.4%, down from 3.7% at the end of the first quarter and a positive net absorption of 193,039 square feet.

II. Tenant Information and Leasing Status

CHP 830 Seton, LLC ended the second quarter 100% leased, unchanged from the end of the first quarter.

The following lease renewal was completed during the 1st quarter:

Suite	Tenant	SF	Start	End	Rent
9	Rembrandt Hardware Group, LLC	2,500	7/1/2017	6/30/2018	\$9.19 Modified Gross

The following leases expire in the next 12 months:

Suite	Tenant	SF	Expiration	Status
10	RDS Capital, LLC	2,521	10/31/2017	Tenant has expressed interest in renewing lease.
3 & 4	Micro Format, Inc	5,600	12/31/2017	Tenant has expressed interest in renewing lease.
2	DSK Enterprises, Inc	2,800	1/31/2018	Tenant has expressed interest in renewing lease.
12, 6	Alexeter Technologies, LLC	7,752	2/28/2018	Tenant has expressed interest in renewing lease.
2	DSK Enterprises, Inc	2,800	1/31/2018	Tenant has expressed interest in renewing lease.

III. Operations

2Q17

No new operations to report.

1Q17

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

830 Seton Ct
Wheeling, IL



IV. Financial

Highlights:

Net Operating Income for the second quarter is **\$23,875.79** while Net Cash Flow for the second quarter is **\$11,683.86**.

Net Operating Income YTD is **\$40,527.99** while Net Cash Flow YTD is **\$21,112.52**.

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

CHP 830 Seton, LLC

Property: chpset As of Date: 06/30/2017 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Annual	Annual
								Years	Rent	Rent	Rent / Area
CHP 830 Seton, LLC (chpset)	1	JNS Power & Control Systems, Inc. (t0000321)	Modified Gross	2,800.00	5/1/2016	4/30/2020	48.00	1.17	1,950.00	23,400.00	8.36
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		1			5/1/2017	4/30/2020	5/1/2017		2,800.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	1		2,800.00	5/1/2017	4/30/2018	1,950.00	23,400.00	8.36
		BRN	Rent	1		2,800.00	5/1/2018	4/30/2019	1,998.75	23,985.00	8.57
		BRN	Rent	1		2,800.00	5/1/2019	4/30/2020	2,059.00	24,708.00	8.82
CHP 830 Seton, LLC (chpset)	10	RDS Capital, LLC (t0000339)	Modified Gross	2,521.00	5/1/2015	10/31/2017	30.00	2.17	1,800.00	21,600.00	8.57
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		10			5/1/2015	10/31/2017	5/1/2015		2,521.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	10		2,521.00	5/1/2015	10/31/2017	1,800.00	21,600.00	8.57
CHP 830 Seton, LLC (chpset)	11	Elite Coffee Services, Inc (t0000340)	Modified Gross	2,542.00	7/1/2016	6/30/2018	24.00	1.00	1,900.00	22,800.00	8.97
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		11			7/1/2016	6/30/2018	7/1/2016		2,542.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	11		2,542.00	7/1/2016	6/30/2017	1,900.00	22,800.00	8.97
		BRN	Rent	11		2,542.00	7/1/2017	6/30/2018	1,950.00	23,400.00	9.21
CHP 830 Seton, LLC (chpset)	12, 6	Alexeter Technologies, LLC (t0000335)	Modified Gross	5,276.00	3/1/2016	2/28/2018	24.00	1.33	4,100.00	49,200.00	9.33
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		12			3/1/2017	2/28/2018	3/1/2017		2,476.00		
		6			3/1/2017	2/28/2018	3/1/2017		2,800.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	12		2,476.00	3/1/2017	2/28/2018	2,050.00	24,600.00	9.94
		BRN	Rent	6		2,800.00	3/1/2017	2/28/2018	2,050.00	24,600.00	8.79
CHP 830 Seton, LLC (chpset)	2	DSK Enterprises, Inc. (t0000332)	Modified Gross	2,800.00	2/1/2015	1/31/2018	36.00	2.42	1,900.00	22,800.00	8.14
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		2			2/1/2015	1/31/2018	2/1/2015		2,800.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	2		2,800.00	2/1/2017	1/30/2018	1,900.00	22,800.00	8.14
		BRN	Rent	2		2,800.00	1/31/2018	1/31/2018	1,950.00	23,400.00	8.36

CHP 830 Seton, LLC

Property: chpset As of Date: 06/30/2017 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Annual	Annual
								Years	Rent	Rent	Rent / Area
CHP 830 Seton, LLC (chpset)	3, 4	Micro Format, Inc (t0000333)	Modified Gross	5,600.00	1/1/2016	12/31/2017	24.00	1.50	4,084.30	49,011.60	8.75
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		3			1/1/2016	12/31/2017	1/1/2016		2,800.00		
		4			1/1/2016	12/31/2017	1/1/2016		2,800.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	3, 4		5,600.00	1/1/2016	12/31/2017	4,084.30	49,011.60	8.75
CHP 830 Seton, LLC (chpset)	5	American Cable & Telephone, LLC (t0000334)	Modified Gross	2,800.00	4/15/2016	4/14/2019	36.00	1.25	2,100.00	25,200.00	9.00
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		5			4/15/2016	4/14/2019	4/15/2016		2,800.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	5		2,800.00	4/15/2017	4/14/2018	2,100.00	25,200.00	9.00
		BRN	Rent	5		2,800.00	4/15/2018	4/14/2019	2,160.00	25,920.00	9.26
CHP 830 Seton, LLC (chpset)	7	DTA Group and Tomasz Malysa (t0000346)	Modified Gross	2,476.00	3/1/2017	2/28/2019	24.00	0.33	1,950.00	23,400.00	9.45
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		7			3/1/2017	2/28/2019	2/16/2017		2,476.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	7		2,476.00	3/1/2017	2/28/2018	1,950.00	23,400.00	9.45
		BRN	Rent	7		2,476.00	3/1/2018	2/28/2019	1,998.75	23,985.00	9.69
CHP 830 Seton, LLC (chpset)	8	The Swim Team Store (t0000337)	Modified Gross	2,500.00	11/1/2015	3/31/2018	29.00	1.67	1,718.75	20,625.00	8.25
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		8			4/1/2017	3/31/2018	4/1/2017		2,500.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	8		2,500.00	4/1/2017	3/31/2018	1,718.75	20,625.00	8.25
CHP 830 Seton, LLC (chpset)	9	* Rembrandt Hardware Group, LLC and Maximilian Gora (t0000364)	Modified Gross	2,500.00	7/1/2017	6/30/2018	12.00	0.00	1,915.00	22,980.00	9.19
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		* 9			7/1/2017	6/30/2018	7/1/2017		2,500.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		* BRN	Rent	9		2,500.00	7/1/2017	6/30/2018	1,915.00	22,980.00	9.19
Occupancy Summary		Area	Percentage								
Occupied Area			31,815.00	100.00							

CHP 830 Seton, LLC

Property: chpset As of Date: 06/30/2017 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Annual	Annual	
									Years	Rent	Rent	Rent / Area
Vacant Area		0.00	0.00									
Total		31,815.00	100.00									

Aged Receivable

DB Caption: CHP-LIVE Property: chpset Status: Current, Past, Future Age As Of: 06/30/2017 Post To: 06/2017 Summary By: Tenant

Property	Customer	Lease	Name	Status	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-Payments	Total Owed
chpset - CHP 830 Seton, LLC											
chpset - CHP 830 Seton, LLC		t0000364	Rembrandt Hardware Group, LLC and Maximilian Gora	Current	50.00	50.00	0.00	0.00	0.00	-1,915.00	-1,865.00
chpset - CHP 830 Seton, LLC		t0000321	JNS Power & Control Systems, Inc.	Current	0.00	0.00	0.00	0.00	0.00	-3,900.00	-3,900.00
chpset - CHP 830 Seton, LLC		t0000335	Alexeter Technologies, LLC	Current	0.00	0.00	0.00	0.00	0.00	-4,100.00	-4,100.00
chpset - CHP 830 Seton, LLC		t0000332	DSK Enterprises, Inc.	Current	1,900.00	1,900.00	0.00	0.00	0.00	0.00	1,900.00
chpset - CHP 830 Seton, LLC		t0000333	Micro Format, Inc	Current	0.00	0.00	0.00	0.00	0.00	-4,084.30	-4,084.30
chpset - CHP 830 Seton, LLC		t0000334	American Cable & Telephone, LLC	Current	0.00	0.00	0.00	0.00	0.00	-2,100.00	-2,100.00
chpset - CHP 830 Seton, LLC		t0000337	The Swim Team Store	Current	0.00	0.00	0.00	0.00	0.00	-1,718.75	-1,718.75
chpset - CHP 830 Seton, LLC					1,950.00	1,950.00	0.00	0.00	0.00	-17,818.05	-15,868.05
Grand Total					1,950.00	1,950.00	0.00	0.00	0.00	-17,818.05	-15,868.05

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Balance Sheet (With Period Change)

Period = Jun 2017

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-0000	Operating Cash	99,528.97	76,611.34	22,917.63
1115-0000	Money Market	151,274.38	151,254.49	19.89
1120-0000	Reserve Cash	29,172.95	25,442.95	3,730.00
1199-0000	TOTAL CASH	279,976.30	253,308.78	26,667.52
1300-0000	ACCOUNTS RECEIVABLE			
1310-0000	Accounts Receivable	1,950.00	0.00	1,950.00
1399-0000	TOTAL ACCOUNTS RECEIVABLE	1,950.00	0.00	1,950.00
1500-0000	PROPERTY			
1505-0000	Land	128,900.00	128,900.00	0.00
1510-0000	Buildings	1,031,200.00	1,031,200.00	0.00
1512-0000	Land Improvements	128,900.00	128,900.00	0.00
1520-0000	Tenant Improvements	337.50	337.50	0.00
1525-0000	Lease-Commision Costs	5,727.85	4,119.25	1,608.60
1530-0000	Closing Costs	62,572.50	62,572.50	0.00
1599-9999	TOTAL PROPERTY	1,357,637.85	1,356,029.25	1,608.60
1700-0000	ACCUMULATED DEPRECIATION			
1710-0000	Accumulated Depreciation - Building	-9,915.39	-7,711.97	-2,203.42
1712-0000	Accumulated Depreciation - Land Improvements	-3,222.50	-2,506.39	-716.11
1725-0000	Accumulated Depreciation - Lease Costs	-811.54	-598.24	-213.30
1730-0000	Accumulated Depreciation - Closing Costs	-1,054.94	-820.51	-234.43
1799-0000	TOTAL ACCUMULATED DEPRECIATION	-15,004.37	-11,637.11	-3,367.26
1999-9999	TOTAL ASSETS	1,624,559.78	1,597,700.92	26,858.86
2000-0000	LIABILITIES AND EQUITY			
2030-0000	LIABILITIES			
2050-0000	NOTES			
2100-0000	MORTGAGE NOTES PAYABLES			
2110-0000	Mortgage Loan 1 Origination	902,300.00	902,300.00	0.00
2159-9999	TOTAL MORTGAGE NOTES PAYABLES	902,300.00	902,300.00	0.00

Balance Sheet (With Period Change)

Period = Jun 2017

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
2199-9999	TOTAL NOTES	902,300.00	902,300.00	0.00
2200-0000	ACCOUNTS PAYABLE			
2210-0000	Accounts Payable	0.00	3,360.49	-3,360.49
2299-0000	TOTAL ACCOUNTS PAYABLE	0.00	3,360.49	-3,360.49
2300-0000	ACCRUED EXPENSES			
2320-0000	Accrued Insurance	-1,584.00	-1,848.00	264.00
2340-0000	Accrued Real Estate Taxes	120,635.28	110,635.28	10,000.00
2399-0000	TOTAL ACCRUED EXPENSES	119,051.28	108,787.28	10,264.00
2400-0000	OTHER LIABILITIES			
2410-0000	Prepaid Receipts	15,868.05	1,950.00	13,918.05
2420-0000	Tenant Deposits	29,172.95	25,442.95	3,730.00
2499-0000	TOTAL OTHER LIABILITIES	45,041.00	27,392.95	17,648.05
2999-0000	TOTAL LIABILITIES	1,066,392.28	1,041,840.72	24,551.56
3000-0000	EQUITY			
3100-3400	CHP 830 Seton - Equity	545,994.00	545,994.00	0.00
3810-0000	Retained Earnings	12,173.50	9,866.20	2,307.30
3899-0000	TOTAL EQUITY	558,167.50	555,860.20	2,307.30
3999-0000	TOTAL LIABILITIES AND EQUITY	1,624,559.78	1,597,700.92	26,858.86

Budget Comparison

Period = Jun 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	9,375.00	-9,375.00	-100.00	0.00	30,200.00	-30,200.00	-100.00	90,140.00
4507-0000	Base Rent	21,503.05	11,684.00	9,819.05	84.04	104,640.54	55,161.00	49,479.54	89.70	122,565.00
4999-9999	NET RENT REVENUE	21,503.05	21,059.00	444.05	2.11	104,640.54	85,361.00	19,279.54	22.59	212,705.00
5600-0000	OTHER REVENUE									
5755-0000	Interest on Bank Accounts	19.89	0.00	19.89	N/A	86.39	0.00	86.39	N/A	0.00
5899-0000	TOTAL OTHER REVENUE	19.89	0.00	19.89	N/A	86.39	0.00	86.39	N/A	0.00
5999-0000	TOTAL REVENUE	21,522.94	21,059.00	463.94	2.20	104,726.93	85,361.00	19,365.93	22.69	212,705.00
6000-0000	OPERATING EXPENSES									
6100-0000	RECOVERABLE UTILITIES									
6110-0000	Utility Electric	76.31	0.00	-76.31	N/A	399.30	500.00	100.70	20.14	1,500.00
6120-0000	Utility Gas	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	420.00
6130-0000	Utility Water	0.00	200.00	200.00	100.00	266.05	800.00	533.95	66.74	2,000.00
6190-9999	TOTAL RECOVERABLE UTILITIES	76.31	200.00	123.69	61.84	665.35	1,550.00	884.65	57.07	3,920.00
6300-0000	NON RECOVERABLE UTILITIES									
6310-0000	Vacant Electric	53.11	0.00	-53.11	N/A	174.57	0.00	-174.57	N/A	0.00
6320-0000	Vacant Gas	0.00	0.00	0.00	N/A	17.43	0.00	-17.43	N/A	0.00
6399-0000	TOTAL NON RECOVERABLE UTILITIES	53.11	0.00	-53.11	N/A	192.00	0.00	-192.00	N/A	0.00
6400-0000	REPAIRS AND MAINTENANCE									
6410-0000	EXTERIOR BUILDING									

Budget Comparison

Period = Jun 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6410-0200	Roofs- Gutters And Flashing	0.00	800.00	800.00	100.00	1,549.62	800.00	-749.62	-93.70	1,600.00
6410-9999	TOTAL EXTERIOR BUILDING	0.00	800.00	800.00	100.00	1,549.62	800.00	-749.62	-93.70	1,600.00
6420-0000	GENERAL REPAIRS AND MAINTENANCE									
6420-0100	Contract Maintenance	0.00	250.00	250.00	100.00	1,064.18	1,250.00	185.82	14.87	3,000.00
6420-0600	Locks and Keys	171.57	0.00	-171.57	N/A	446.57	0.00	-446.57	N/A	0.00
6420-1100	Other - Repairs and Maintenance	0.00	0.00	0.00	N/A	1,603.00	0.00	-1,603.00	N/A	0.00
6420-1200	NR Other - Repairs & Maintenance	0.00	0.00	0.00	N/A	580.11	1,500.00	919.89	61.33	3,000.00
6420-9999	TOTAL GENERAL REPAIRS AND MAINTENANCE	171.57	250.00	78.43	31.37	3,693.86	2,750.00	-943.86	-34.32	6,000.00
6450-0000	PARKING LOT									
6450-0300	Parking Lot Lighting	0.00	0.00	0.00	N/A	0.00	1,200.00	1,200.00	100.00	1,450.00
6450-0500	Snow / Ice Removal	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,300.00
6450-9999	TOTAL PARKING LOT	0.00	0.00	0.00	N/A	0.00	1,700.00	1,700.00	100.00	2,750.00
6460-0000	LANDSCAPING AND GROUNDS									
6460-0200	Landscaping Contract	260.00	325.00	65.00	20.00	2,960.00	1,975.00	-985.00	-49.87	3,925.00
6460-9999	TOTAL LANDSCAPING AND GROUNDS	260.00	325.00	65.00	20.00	2,960.00	1,975.00	-985.00	-49.87	3,925.00
6480-0000	SAFETY SERVICES									
6480-0200	Alarms and Monitoring	0.00	40.00	40.00	100.00	600.87	160.00	-440.87	-275.54	400.00
6480-0300	Fire Protection	0.00	0.00	0.00	N/A	0.00	1,100.00	1,100.00	100.00	1,100.00
6480-9999	TOTAL SAFETY SERVICES	0.00	40.00	40.00	100.00	600.87	1,260.00	659.13	52.31	1,500.00

Budget Comparison

Period = Jun 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6499-0000	TOTAL REPAIRS AND MAINTENANCE	431.57	1,415.00	983.43	69.50	8,804.35	8,485.00	-319.35	-3.76	15,775.00
6500-0000	GENERAL AND ADMINISTRATIVE									
6520-0000	ADMINISTRATIVE EXPENSES									
6520-0100	Accounting Services	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,000.00
6520-0400	Banking Fees	0.00	0.00	0.00	N/A	45.00	0.00	-45.00	N/A	0.00
6520-0800	Dues & Subscriptions	0.00	167.00	167.00	100.00	0.00	668.00	668.00	100.00	1,670.00
6520-1200	Office Supplies	0.00	0.00	0.00	N/A	201.85	0.00	-201.85	N/A	0.00
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	0.00	367.00	367.00	100.00	246.85	1,468.00	1,221.15	83.18	3,670.00
6530-0000	MANAGEMENT FEES									
6530-0100	Management Fee	1,515.28	3,013.00	1,497.72	49.71	5,234.39	11,780.00	6,545.61	55.57	29,856.00
6530-9999	TOTAL MANAGEMENT FEES	1,515.28	3,013.00	1,497.72	49.71	5,234.39	11,780.00	6,545.61	55.57	29,856.00
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	1,515.28	3,380.00	1,864.72	55.17	5,481.24	13,248.00	7,766.76	58.63	33,526.00
6600-0000	INSURANCE									
6610-0000	Property Insurance	264.00	241.00	-23.00	-9.54	1,056.00	964.00	-92.00	-9.54	2,410.00
6699-0000	TOTAL INSURANCE	264.00	241.00	-23.00	-9.54	1,056.00	964.00	-92.00	-9.54	2,410.00
6700-0000	PROPERTY TAXES									
6710-0000	Real Property Taxes	10,000.00	7,333.00	-2,667.00	-36.37	48,000.00	29,332.00	-18,668.00	-63.64	73,330.00
6799-0000	TOTAL PROPERTY TAXES	10,000.00	7,333.00	-2,667.00	-36.37	48,000.00	29,332.00	-18,668.00	-63.64	73,330.00
7990-0000	TOTAL OPERATING EXPENSES	12,340.27	12,569.00	228.73	1.82	64,198.94	53,579.00	-10,619.94	-19.82	128,961.00

Budget Comparison

Period = Jun 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7999-0000	NET OPERATING INCOME	9,182.67	8,490.00	692.67	8.16	40,527.99	31,782.00	8,745.99	27.52	83,744.00
8100-0000	DEBT EXPENSE									
8110-0000	1st Mortgage Interest	3,205.05	3,102.00	-103.05	-3.32	12,303.24	12,408.00	104.76	0.84	31,020.00
8149-9998	TOTAL DEBT EXPENSE	3,205.05	3,102.00	-103.05	-3.32	12,303.24	12,408.00	104.76	0.84	31,020.00
8149-9999	TOTAL NOI WITH DEBT EXPENSE	5,977.62	5,388.00	589.62	10.94	28,224.75	19,374.00	8,850.75	45.68	52,724.00
8200-0000	DEPRECIATION EXPENSE									
8210-0000	Depreciation Expense	3,367.26	2,920.00	-447.26	-15.32	15,004.37	11,680.00	-3,324.37	-28.46	29,200.00
8239-9999	TOTAL DEPRECIATION EXPENSE	3,367.26	2,920.00	-447.26	-15.32	15,004.37	11,680.00	-3,324.37	-28.46	29,200.00
8310-0000	(OTHER INCOME)/EXPENSE									
8310-5000	Asset Mgmt Fees	303.06	500.00	196.94	39.39	1,046.88	2,000.00	953.12	47.66	5,000.00
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	303.06	500.00	196.94	39.39	1,046.88	2,000.00	953.12	47.66	5,000.00
9090-0000	NET INCOME	2,307.30	1,968.00	339.30	17.24	12,173.50	5,694.00	6,479.50	113.80	18,524.00

Cash Flow Statement

Period = Jun 2017

Book = Accrual

		Period to Date	%	Year to Date	%
4000-0000	REVENUE				
4100-0000	RENT REVENUE				
4507-0000	Base Rent	21,503.05	99.91	104,640.54	99.92
4999-9999	NET RENT REVENUE	21,503.05	99.91	104,640.54	99.92
5600-0000	OTHER REVENUE				
5755-0000	Interest on Bank Accounts	19.89	0.09	86.39	0.08
5899-0000	TOTAL OTHER REVENUE	19.89	0.09	86.39	0.08
5999-0000	TOTAL REVENUE	21,522.94	100.00	104,726.93	100.00
6000-0000	OPERATING EXPENSES				
6100-0000	RECOVERABLE UTILITIES				
6110-0000	Utility Electric	76.31	0.35	399.30	0.38
6130-0000	Utility Water	0.00	0.00	266.05	0.25
6190-9999	TOTAL RECOVERABLE UTILITIES	76.31	0.35	665.35	0.64
6300-0000	NON RECOVERABLE UTILITIES				
6310-0000	Vacant Electric	53.11	0.25	174.57	0.17
6320-0000	Vacant Gas	0.00	0.00	17.43	0.02
6399-0000	TOTAL NON RECOVERABLE UTILITIES	53.11	0.25	192.00	0.18
6400-0000	REPAIRS AND MAINTENANCE				
6410-0000	EXTERIOR BUILDING				
6410-0200	Roofs- Gutters And Flashing	0.00	0.00	1,549.62	1.48
6410-9999	TOTAL EXTERIOR BUILDING	0.00	0.00	1,549.62	1.48

Cash Flow Statement

Period = Jun 2017

Book = Accrual

		Period to Date	%	Year to Date	%
6420-0000	GENERAL REPAIRS AND MAINTENANCE				
6420-0100	Contract Maintenance	0.00	0.00	1,064.18	1.02
6420-0600	Locks and Keys	171.57	0.80	446.57	0.43
6420-1100	Other - Repairs and Maintenance	0.00	0.00	1,603.00	1.53
6420-1200	NR Other - Repairs & Maintenance	0.00	0.00	580.11	0.55
6420-9999	TOTAL GENERAL REPAIRS AND MAINTENANCE	171.57	0.80	3,693.86	3.53
6460-0000	LANDSCAPING AND GROUNDS				
6460-0200	Landscaping Contract	260.00	1.21	2,960.00	2.83
6460-9999	TOTAL LANDSCAPING AND GROUNDS	260.00	1.21	2,960.00	2.83
6480-0000	SAFETY SERVICES				
6480-0200	Alarms and Monitoring	0.00	0.00	600.87	0.57
6480-9999	TOTAL SAFETY SERVICES	0.00	0.00	600.87	0.57
6499-0000	TOTAL REPAIRS AND MAINTENANCE	431.57	2.01	8,804.35	8.41
6500-0000	GENERAL AND ADMINISTRATIVE				
6520-0000	ADMINISTRATIVE EXPENSES				
6520-0400	Banking Fees	0.00	0.00	45.00	0.04
6520-1200	Office Supplies	0.00	0.00	201.85	0.19
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	0.00	0.00	246.85	0.24
6530-0000	MANAGEMENT FEES				
6530-0100	Management Fee	1,515.28	7.04	5,234.39	5.00
6530-9999	TOTAL MANAGEMENT FEES	1,515.28	7.04	5,234.39	5.00

Cash Flow Statement

Period = Jun 2017

Book = Accrual

		Period to Date	%	Year to Date	%
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	1,515.28	7.04	5,481.24	5.23
6600-0000	INSURANCE				
6610-0000	Property Insurance	264.00	1.23	1,056.00	1.01
6699-0000	TOTAL INSURANCE	264.00	1.23	1,056.00	1.01
6700-0000	PROPERTY TAXES				
6710-0000	Real Property Taxes	10,000.00	46.46	48,000.00	45.83
6799-0000	TOTAL PROPERTY TAXES	10,000.00	46.46	48,000.00	45.83
7990-0000	TOTAL OPERATING EXPENSES	12,340.27	57.34	64,198.94	61.30
7999-0000	NET OPERATING INCOME	9,182.67	42.66	40,527.99	38.70
8100-0000	DEBT EXPENSE				
8110-0000	1st Mortgage Interest	3,205.05	14.89	12,303.24	11.75
8149-9998	TOTAL DEBT EXPENSE	3,205.05	14.89	12,303.24	11.75
8149-9999	TOTAL NOI WITH DEBT EXPENSE	5,977.62	27.77	28,224.75	26.95
8200-0000	DEPRECIATION EXPENSE				
8210-0000	Depreciation Expense	3,367.26	15.64	15,004.37	14.33
8239-9999	TOTAL DEPRECIATION EXPENSE	3,367.26	15.64	15,004.37	14.33
8310-0000	(OTHER INCOME)/EXPENSE				
8310-5000	Asset Mgmt Fees	303.06	1.41	1,046.88	1.00
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	303.06	1.41	1,046.88	1.00

Cash Flow Statement

Period = Jun 2017

Book = Accrual

		Period to Date	%	Year to Date	%
9090-0000	NET INCOME	2,307.30	10.72	12,173.50	11.62
	Adjustments				
1310-0000	Accounts Receivable	-1,950.00	-9.06	-1,950.00	-1.86
1505-0000	Land	0.00	0.00	-128,900.00	-123.08
1510-0000	Buildings	0.00	0.00	-1,031,200.00	-984.66
1512-0000	Land Improvements	0.00	0.00	-128,900.00	-123.08
1520-0000	Tenant Improvements	0.00	0.00	-337.50	-0.32
1525-0000	Lease-Commision Costs	-1,608.60	-7.47	-5,727.85	-5.47
1530-0000	Closing Costs	0.00	0.00	-62,572.50	-59.75
1710-0000	Accumulated Depreciation - Building	2,203.42	10.24	9,915.39	9.47
1712-0000	Accumulated Depreciation - Land Improvements	716.11	3.33	3,222.50	3.08
1725-0000	Accumulated Depreciation - Lease Costs	213.30	0.99	811.54	0.77
1730-0000	Accumulated Depreciation - Closing Costs	234.43	1.09	1,054.94	1.01
2110-0000	Mortgage Loan 1 Origination	0.00	0.00	902,300.00	861.57
2210-0000	Accounts Payable	-3,360.49	-15.61	0.00	0.00
2320-0000	Accrued Insurance	264.00	1.23	-1,584.00	-1.51
2340-0000	Accrued Real Estate Taxes	10,000.00	46.46	120,635.28	115.19
2410-0000	Prepaid Receipts	13,918.05	64.67	15,868.05	15.15
2420-0000	Tenant Deposits	3,730.00	17.33	29,172.95	27.86
3100-3400	CHP 830 Seton - Equity	0.00	0.00	545,994.00	521.35
	Total Adjustments	24,360.22	113.18	267,802.80	255.72
	Cash Flow	26,667.52	123.90	279,976.30	267.34
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-0000	Operating Cash	76,611.34	99,528.97	22,917.63	
1115-0000	Money Market	151,254.49	151,274.38	19.89	
1120-0000	Reserve Cash	25,442.95	29,172.95	3,730.00	
	Total Cash	253,308.78	279,976.30	26,667.52	

Cash Flow Statement

Period = Jun 2017

Book = Accrual

		Period to Date		%	Year to Date		%
		Beginning Balance			Ending Balance		
					Difference		
1110-0000	Operating Cash	0.00			99,528.97		99,528.97
1115-0000	Money Market	0.00			151,274.38		151,274.38
1120-0000	Reserve Cash	0.00			29,172.95		29,172.95
	Total Cash	0.00			279,976.30		279,976.30

General Ledger

Period = Jun 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash					76,611.34	= Beginning Balance =
chpset	CHP 830 Seton...	06/01/2017	06/2017	JNS Power & Control Systems, ...	R-4315	none	0.00	1,950.00	74,661.34	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	06/01/2017	06/2017	JNS Power & Control Systems, ...	R-4315	none	1,950.00	0.00	76,611.34	:Prog Gen prepayment transfer
				Check Batch 1190				2,606.35	74,004.99	
				Receipt Batch 1482			14,134.30		88,139.29	
				Receipt Batch 1490			3,518.75		91,658.04	
				Check Batch 1220				1,515.28	90,142.76	
				Check Batch 1223				303.06	89,839.70	
				Check Batch 1245				1,014.14	88,825.56	
				Receipt Batch 1512			7,545.00		96,370.56	
				Receipt Batch 1519			2,100.00		98,470.56	
				Receipt Batch 1520			5,803.05		104,273.61	
				Check Batch 1259				1,909.59	102,364.02	
				Receipt Batch 1522			4,100.00		106,464.02	
				Journal Batch 2169				3,730.00	102,734.02	
				Journal Batch 2170				3,205.05	99,528.97	
				Net Change=22,917.63			39,151.10	16,233.47	99,528.97	= Ending Balance =
1115-0000				Money Market					151,254.49	= Beginning Balance =
				Journal Batch 2168			19.89		151,274.38	
				Net Change=19.89			19.89	0.00	151,274.38	= Ending Balance =
1120-0000				Reserve Cash					25,442.95	= Beginning Balance =
				Journal Batch 2169			3,730.00		29,172.95	
				Net Change=3,730.00			3,730.00	0.00	29,172.95	= Ending Balance =
1310-0000				Accounts Receivable					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	06/01/2017	06/2017	JNS Power & Control Systems, ...	R-4315	none	0.00	1,950.00	-1,950.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	07/01/2017	06/2017	Rembrandt Hardware Group, L...	C-6210	:Quic...	3,730.00	0.00	1,780.00	:Posted by QuickTrans (SCD)
				Charge Batch 520			21,503.05		23,283.05	
				Receipt Batch 1482				14,134.30	9,148.75	
				Receipt Batch 1490				3,518.75	5,630.00	
				Receipt Batch 1512				3,680.00	1,950.00	
				Net Change=1,950.00			25,233.05	23,283.05	1,950.00	= Ending Balance =
1505-0000				Land					128,900.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	128,900.00	= Ending Balance =

General Ledger

Period = Jun 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1510-0000				Buildings					1,031,200.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,031,200.00	= Ending Balance =
1512-0000				Land Improvements					128,900.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	128,900.00	= Ending Balance =
1520-0000				Tenant Improvements					337.50	= Beginning Balance =
				Net Change=0.00			0.00	0.00	337.50	= Ending Balance =
1525-0000				Lease-Commision Costs					4,119.25	= Beginning Balance =
chpset	CHP 830 Seton...	06/13/2017	06/2017	Regional Realty Company, Inc. ...	P-2781	06132017	1,608.60	0.00	5,727.85	rembrandt hardware
				Net Change=1,608.60			1,608.60	0.00	5,727.85	= Ending Balance =
1530-0000				Closing Costs					62,572.50	= Beginning Balance =
				Net Change=0.00			0.00	0.00	62,572.50	= Ending Balance =
1710-0000				Accumulated Depreciation - Bui...					-7,711.97	= Beginning Balance =
chpset	CHP 830 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2331		0.00	2,203.42	-9,915.39	Jun17 ME Entries
				Net Change=-2,203.42			0.00	2,203.42	-9,915.39	= Ending Balance =
1712-0000				Accumulated Depreciation - La...					-2,506.39	= Beginning Balance =
chpset	CHP 830 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2331		0.00	716.11	-3,222.50	Jun17 ME Entries
				Net Change=-716.11			0.00	716.11	-3,222.50	= Ending Balance =
1725-0000				Accumulated Depreciation - Le...					-598.24	= Beginning Balance =
chpset	CHP 830 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2331		0.00	213.30	-811.54	Jun17 ME Entries
				Net Change=-213.30			0.00	213.30	-811.54	= Ending Balance =
1730-0000				Accumulated Depreciation - Cl...					-820.51	= Beginning Balance =
chpset	CHP 830 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2331		0.00	234.43	-1,054.94	Jun17 ME Entries
				Net Change=-234.43			0.00	234.43	-1,054.94	= Ending Balance =
2110-0000				Mortgage Loan 1 Origination					-902,300.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-902,300.00	= Ending Balance =
2210-0000				Accounts Payable					-3,360.49	= Beginning Balance =
				Check Batch 1190			2,606.35		-754.14	
				Payable Batch 1009				260.00	-1,014.14	

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Payable Batch 1032				1,909.59	-2,923.73	
				Check Batch 1220			1,515.28		-1,408.45	
				Check Batch 1223			303.06		-1,105.39	
				Payable Batch 993				1,515.28	-2,620.67	
				Payable Batch 997				303.06	-2,923.73	
				Check Batch 1245			1,014.14		-1,909.59	
				Check Batch 1259			1,909.59		0.00	
				Net Change=3,360.49			7,348.42	3,987.93	0.00	= Ending Balance =
2320-0000				Accrued Insurance					1,848.00	= Beginning Balance =
chpset	CHP 830 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2332		0.00	264.00	1,584.00	Jun17 ME Entries
				Net Change=-264.00			0.00	264.00	1,584.00	= Ending Balance =
2340-0000				Accrued Real Estate Taxes					-110,635.28	= Beginning Balance =
chpset	CHP 830 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2332		0.00	10,000.00	-120,635.28	Jun17 ME Entries
				Net Change=-10,000.00			0.00	10,000.00	-120,635.28	= Ending Balance =
2410-0000				Prepaid Receipts					-1,950.00	= Beginning Balance =
chpset	CHP 830 Seton...	06/01/2017	06/2017	JNS Power & Control Systems, ...	R-4315	none	1,950.00	0.00	0.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	06/16/2017	06/2017	JNS Power & Control Systems, ...	R-4701	12071	0.00	1,950.00	-1,950.00	:CHECKscan Payment
chpset	CHP 830 Seton...	06/16/2017	06/2017	Rembrandt Hardware Group, L...	R-4702	5087...	0.00	1,915.00	-3,865.00	:CHECKscan Payment
chpset	CHP 830 Seton...	06/23/2017	06/2017	American Cable & Telephone, ...	R-4754	1015926	0.00	2,100.00	-5,965.00	:CHECKscan Payment
chpset	CHP 830 Seton...	06/26/2017	06/2017	The Swim Team Store (t0000337)	R-4785	021656	0.00	1,718.75	-7,683.75	:CHECKscan Payment
chpset	CHP 830 Seton...	06/26/2017	06/2017	Micro Format, Inc (t0000333)	R-4786	9979	0.00	4,084.30	-11,768.05	:CHECKscan Payment
chpset	CHP 830 Seton...	06/30/2017	06/2017	Alexeter Technologies, LLC (t...	R-4839	001037	0.00	2,050.00	-13,818.05	:CHECKscan Payment
chpset	CHP 830 Seton...	06/30/2017	06/2017	Alexeter Technologies, LLC (t...	R-4839	001037	0.00	2,050.00	-15,868.05	:CHECKscan Payment
				Net Change=-13,918.05			1,950.00	15,868.05	-15,868.05	= Ending Balance =
2420-0000				Tenant Deposits					-25,442.95	= Beginning Balance =
chpset	CHP 830 Seton...	07/01/2017	06/2017	Rembrandt Hardware Group, L...	C-6210	:Quic...	0.00	3,730.00	-29,172.95	:Posted by QuickTrans (SCD)
				Net Change=-3,730.00			0.00	3,730.00	-29,172.95	= Ending Balance =
3100-3400				CHP 830 Seton - Equity					-545,994.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-545,994.00	= Ending Balance =
3810-0000				Retained Earnings					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

General Ledger

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Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
4507-0000				Base Rent					-83,137.49 = Beginning Balance =	
chpset	CHP 830 Seton...	06/01/2017	06/2017	JNS Power & Control Systems, ...	C-5652	:Post	0.00	1,950.00	-85,087.49	Base Rent (06/2017)
chpset	CHP 830 Seton...	06/01/2017	06/2017	DSK Enterprises, Inc. (t0000332)	C-5653	:Post	0.00	1,900.00	-86,987.49	Base Rent (06/2017)
chpset	CHP 830 Seton...	06/01/2017	06/2017	Micro Format, Inc (t0000333)	C-5654	:Post	0.00	4,084.30	-91,071.79	Base Rent (06/2017)
chpset	CHP 830 Seton...	06/01/2017	06/2017	American Cable & Telephone, ...	C-5655	:Post	0.00	2,100.00	-93,171.79	Base Rent (06/2017)
chpset	CHP 830 Seton...	06/01/2017	06/2017	Alexeter Technologies, LLC (t...	C-5656	:Post	0.00	2,050.00	-95,221.79	Base Rent (06/2017)
chpset	CHP 830 Seton...	06/01/2017	06/2017	Alexeter Technologies, LLC (t...	C-5657	:Post	0.00	2,050.00	-97,271.79	Base Rent (06/2017)
chpset	CHP 830 Seton...	06/01/2017	06/2017	The Swim Team Store (t0000337)	C-5658	:Post	0.00	1,718.75	-98,990.54	Base Rent (06/2017)
chpset	CHP 830 Seton...	06/01/2017	06/2017	RDS Capital, LLC (t0000339)	C-5659	:Post	0.00	1,800.00	-100,790.54	Base Rent (06/2017)
chpset	CHP 830 Seton...	06/01/2017	06/2017	Elite Coffee Services, Inc (t00...	C-5660	:Post	0.00	1,900.00	-102,690.54	Base Rent (06/2017)
chpset	CHP 830 Seton...	06/01/2017	06/2017	DTA Group and Tomasz Malysa...	C-5661	:Post	0.00	1,950.00	-104,640.54	Base Rent (06/2017)
				Net Change=-21,503.05			0.00	21,503.05	-104,640.54 = Ending Balance =	
5755-0000				Interest on Bank Accounts					-66.50 = Beginning Balance =	
chpset	CHP 830 Seton...	06/30/2017	06/2017	Jun17 Int	J-2328		0.00	19.89	-86.39	Jun17 int
				Net Change=-19.89			0.00	19.89	-86.39 = Ending Balance =	
6110-0000				Utility Electric					322.99 = Beginning Balance =	
chpset	CHP 830 Seton...	06/20/2017	06/2017	Com Ed (comed)	P-2783	2814...	76.31	0.00	399.30	
				Net Change=76.31			76.31	0.00	399.30 = Ending Balance =	
6130-0000				Utility Water					266.05 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	266.05 = Ending Balance =	
6310-0000				Vacant Electric					121.46 = Beginning Balance =	
chpset	CHP 830 Seton...	06/19/2017	06/2017	Com Ed (comed)	P-2782	2814...	53.11	0.00	174.57	
				Net Change=53.11			53.11	0.00	174.57 = Ending Balance =	
6320-0000				Vacant Gas					17.43 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	17.43 = Ending Balance =	
6410-0200				Roofs- Gutters And Flashing					1,549.62 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	1,549.62 = Ending Balance =	
6420-0100				Contract Maintenance					1,064.18 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	1,064.18 = Ending Balance =	
6420-0600				Locks and Keys					275.00 = Beginning Balance =	

General Ledger

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Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
chpset	CHP 830 Seton...	06/20/2017	06/2017	Mainstream Real Estate Service...	P-2784	1242	171.57	0.00	446.57	
				Net Change=171.57			171.57	0.00	446.57	= Ending Balance =
6420-1100				Other - Repairs and Maintenance					1,603.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,603.00	= Ending Balance =
6420-1200				NR Other - Repairs & Maintenance					580.11	= Beginning Balance =
				Net Change=0.00			0.00	0.00	580.11	= Ending Balance =
6460-0200				Landscaping Contract					2,700.00	= Beginning Balance =
chpset	CHP 830 Seton...	06/01/2017	06/2017	Addlawn Landscaping Inc. (ad...	P-2726	2017...	260.00	0.00	2,960.00	
				Net Change=260.00			260.00	0.00	2,960.00	= Ending Balance =
6480-0200				Alarms and Monitoring					600.87	= Beginning Balance =
				Net Change=0.00			0.00	0.00	600.87	= Ending Balance =
6520-0400				Banking Fees					45.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	45.00	= Ending Balance =
6520-1200				Office Supplies					201.85	= Beginning Balance =
				Net Change=0.00			0.00	0.00	201.85	= Ending Balance =
6530-0100				Management Fee					3,719.11	= Beginning Balance =
chpset	CHP 830 Seton...	06/14/2017	06/2017	SFP Commercial Real Estate (s...	P-2687	June...	1,515.28	0.00	5,234.39	June17 Mgmt Fee
				Net Change=1,515.28			1,515.28	0.00	5,234.39	= Ending Balance =
6610-0000				Property Insurance					792.00	= Beginning Balance =
chpset	CHP 830 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2332		264.00	0.00	1,056.00	Jun17 ME Entries
				Net Change=264.00			264.00	0.00	1,056.00	= Ending Balance =
6710-0000				Real Property Taxes					38,000.00	= Beginning Balance =
chpset	CHP 830 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2332		10,000.00	0.00	48,000.00	Jun17 ME Entries
				Net Change=10,000.00			10,000.00	0.00	48,000.00	= Ending Balance =
8110-0000				1st Mortgage Interest					9,098.19	= Beginning Balance =
chpset	CHP 830 Seton...	06/30/2017	06/2017	Jun17 Loan	J-2330		3,205.05	0.00	12,303.24	Jun17 Loan
				Net Change=3,205.05			3,205.05	0.00	12,303.24	= Ending Balance =

General Ledger

Period = Jun 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
8210-0000				Depreciation Expense					11,637.11	= Beginning Balance =
chpset	CHP 830 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2331		3,367.26	0.00	15,004.37	Jun17 ME Entries
				Net Change=3,367.26			3,367.26	0.00	15,004.37	= Ending Balance =
8310-5000				Asset Mgmt Fees					743.82	= Beginning Balance =
chpset	CHP 830 Seton...	06/14/2017	06/2017	Corcoran Commercial Real Est...	P-2691	June...	303.06	0.00	1,046.88	June17 AMF
				Net Change=303.06			303.06	0.00	1,046.88	= Ending Balance =
							98,256.70	98,256.70		

CHP 830 Seton, LLC

30-Jun-17

Total Building Square Feet:

Project:

CHP 830 Seton

Tenant	Suite	Square Feet	Closing Stmt Security Deposit	Security Deposit Refund	Total Balance	Notes
JNS Power & Control Systems, Inc.	1	2,800	\$1,850.00		\$1,850.00	
DSK Enterprises, Inc.	2	2,800	\$1,950.00		\$1,950.00	
Micro Format, Inc.	3 & 4	5,600	\$1,551.67		\$1,551.67	
American Cable & Telephone, LLC	5	2,800	\$2,160.00		\$2,160.00	
Alexeter Technologies, LLC	6	2,800	\$4,200.00		\$4,200.00	
DTA	7	2,500	\$5,850.00		\$5,850.00	
The Swim Team Store	8	2,500	\$1,459.00		\$1,459.00	
Rembrandt Hardware	9	2,500	\$3,730.00		\$3,730.00	
RDS Capital, LLC d/b/a Quantum Laser	10	2,500	\$1,890.75		\$1,890.75	
Elite Coffee Service, Inc.	11	2,500	\$2,303.53		\$2,303.53	
Alexeter Technologies, LLC	12	2,500	\$2,228.00		\$2,228.00	
		31,800	\$29,172.95	\$0.00	\$29,172.95	

Trial Balance

Period = Jun 2017

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash	76,611.34	22,917.63	0.00	99,528.97
1115-0000	Money Market	151,254.49	19.89	0.00	151,274.38
1120-0000	Reserve Cash	25,442.95	3,730.00	0.00	29,172.95
1310-0000	Accounts Receivable	0.00	1,950.00	0.00	1,950.00
1505-0000	Land	128,900.00	0.00	0.00	128,900.00
1510-0000	Buildings	1,031,200.00	0.00	0.00	1,031,200.00
1512-0000	Land Improvements	128,900.00	0.00	0.00	128,900.00
1520-0000	Tenant Improvements	337.50	0.00	0.00	337.50
1525-0000	Lease-Commision Costs	4,119.25	1,608.60	0.00	5,727.85
1530-0000	Closing Costs	62,572.50	0.00	0.00	62,572.50
1710-0000	Accumulated Depreciation - Building	-7,711.97	0.00	2,203.42	-9,915.39
1712-0000	Accumulated Depreciation - Land Improvements	-2,506.39	0.00	716.11	-3,222.50
1725-0000	Accumulated Depreciation - Lease Costs	-598.24	0.00	213.30	-811.54
1730-0000	Accumulated Depreciation - Closing Costs	-820.51	0.00	234.43	-1,054.94
2110-0000	Mortgage Loan 1 Origination	-902,300.00	0.00	0.00	-902,300.00
2210-0000	Accounts Payable	-3,360.49	3,360.49	0.00	0.00
2320-0000	Accrued Insurance	1,848.00	0.00	264.00	1,584.00
2340-0000	Accrued Real Estate Taxes	-110,635.28	0.00	10,000.00	-120,635.28
2410-0000	Prepaid Receipts	-1,950.00	0.00	13,918.05	-15,868.05
2420-0000	Tenant Deposits	-25,442.95	0.00	3,730.00	-29,172.95
3100-3400	CHP 830 Seton - Equity	-545,994.00	0.00	0.00	-545,994.00
3810-0000	Retained Earnings	0.00	0.00	0.00	0.00
4507-0000	Base Rent	-83,137.49	0.00	21,503.05	-104,640.54
5755-0000	Interest on Bank Accounts	-66.50	0.00	19.89	-86.39
6110-0000	Utility Electric	322.99	76.31	0.00	399.30
6130-0000	Utility Water	266.05	0.00	0.00	266.05
6310-0000	Vacant Electric	121.46	53.11	0.00	174.57
6320-0000	Vacant Gas	17.43	0.00	0.00	17.43
6410-0200	Roofs- Gutters And Flashing	1,549.62	0.00	0.00	1,549.62
6420-0100	Contract Maintenance	1,064.18	0.00	0.00	1,064.18
6420-0600	Locks and Keys	275.00	171.57	0.00	446.57
6420-1100	Other - Repairs and Maintenance	1,603.00	0.00	0.00	1,603.00

Trial Balance

Period = Jun 2017

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
6420-1200	NR Other - Repairs & Maintenance	580.11	0.00	0.00	580.11
6460-0200	Landscaping Contract	2,700.00	260.00	0.00	2,960.00
6480-0200	Alarms and Monitoring	600.87	0.00	0.00	600.87
6520-0400	Banking Fees	45.00	0.00	0.00	45.00
6520-1200	Office Supplies	201.85	0.00	0.00	201.85
6530-0100	Management Fee	3,719.11	1,515.28	0.00	5,234.39
6610-0000	Property Insurance	792.00	264.00	0.00	1,056.00
6710-0000	Real Property Taxes	38,000.00	10,000.00	0.00	48,000.00
8110-0000	1st Mortgage Interest	9,098.19	3,205.05	0.00	12,303.24
8210-0000	Depreciation Expense	11,637.11	3,367.26	0.00	15,004.37
8310-5000	Asset Mgmt Fees	743.82	303.06	0.00	1,046.88
Total		0.00	52,802.25	52,802.25	0.00

830 Seton MM

7/18/2017

Bank Reconciliation Report
6/30/2017

Stan Laba

2133

Posted by: chpstan on 7/18/2017

Balance Per Bank Statement as of 6/30/2017	151,274.38
Reconciled Bank Balance	<u>151,274.38</u>
Balance per GL as of 6/30/2017	151,274.38
Reconciled Balance Per G/L	<u>151,274.38</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
6/30/2017	JE 2328	Jun17 Int	19.89	6/30/2017
Total Cleared Other Items			<u>19.89</u>	

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

Date 6/30/17 Page 1
Account Number @XXXXXXXXXX@2133
Enclosures

---- CHECKING ACCOUNTS ----

Because we take the security of your account very seriously we have a fraud monitoring service in place that will contact you via text, email and phone if suspicious activity is detected. In addition, you are able to manage your card using our mobile app and receive activity alert text messages. For your added securtiy the daily card limit will be lowered to \$2000 effective 6/1/17. If you need temporary limit increases for larger purchases please contact your branch.

FCFB BUSINESS MMA		Number of Enclosures	0
Account Number	@XXXXXXXXXX@2133	Statement Dates	6/01/17 thru 7/02/17
Previous Balance	151,254.49	Days in the statement period	32
Deposits/Credits	.00	Average Ledger	151,254.49
Checks/Debits	.00	Average Collected	151,254.49
Service Charge	.00	Interest Earned	19.89
Interest Paid	19.89	Annual Percentage Yield Earned	0.15%
Ending Balance	151,274.38	2017 Interest Paid	86.38

Activity in Date Order		
Date	Description	Amount
7/02	Interest Deposit	151,274.38

Interest Rate Summary	
Date	Rate
5/31	0.150000%

830 Seton Operating Account

7/18/2017

Bank Reconciliation Report*Stan Laba***6/30/2017****0217009109****Posted by: chpstan on 7/18/2017****Balance Per Bank Statement as of 6/30/2017****101,068.56****Outstanding Deposits**

Deposit Date	Deposit Number	Amount
6/30/2017	24	4,100.00
Plus:	Outstanding Deposits	4,100.00

Outstanding Checks

Check Date	Check Number	Payee	Amount
6/29/2017	1040	comed - Com Ed	53.11
6/29/2017	1041	comed - Com Ed	76.31
6/29/2017	1042	mainstream - Mainstream Real Estate Services, Inc	171.57
6/29/2017	1043	region - Regional Realty Company, Inc.	1,608.60
Less:	Outstanding Checks		1,909.59

Other Items

Date	Notes	Amount
6/30/2017	Jun17 SD	-3,730.00
Plus/Minus:	Other Items	-3,730.00
	Reconciled Bank Balance	99,528.97

Balance per GL as of 6/30/2017**99,528.97****Reconciled Balance Per G/L****99,528.97****Difference****(Reconciled Bank Balance And Reconciled Balance Per G/L)****0.00**

830 Seton Operating Account

7/18/2017

Bank Reconciliation Report**6/30/2017****0217009109****Posted by: chpstan on 7/18/2017****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
5/19/2017	1030	gem - Gem Dock and Door	208.00	6/30/2017
6/1/2017	1032	addlawn - Addlawn Landscaping Inc.	1,760.00	6/30/2017
6/1/2017	1033	comed - Com Ed	74.88	6/30/2017
6/1/2017	1034	comed - Com Ed	48.97	6/30/2017
6/1/2017	1035	mainstream - Mainstream Real Estate Services, Inc	722.50	6/30/2017
6/14/2017	1036	sfp-cre - SFP Commercial Real Estate	1,515.28	6/30/2017
6/14/2017	1037	corcoran - Corcoran Commercial Real Estate Co	303.06	6/30/2017
6/15/2017	1038	actroof - Active Roofing	754.14	6/30/2017
6/15/2017	1039	addlawn - Addlawn Landscaping Inc.	260.00	6/30/2017
Total Cleared Checks			5,646.83	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
6/2/2017	19	:CHECKscan Deposit	14,134.30	6/30/2017
6/12/2017	20	:CHECKscan Deposit	3,518.75	6/30/2017
6/16/2017	21	:CHECKscan Deposit	7,545.00	6/30/2017
6/23/2017	22	:CHECKscan Deposit	2,100.00	6/30/2017
6/26/2017	23	:CHECKscan Deposit	5,803.05	6/30/2017
Total Cleared Deposits			33,101.10	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
6/30/2017	JE 2330	Jun17 Loan	-3,205.05	6/30/2017
Total Cleared Other Items			-3,205.05	

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

Date 6/30/17 Page 1
Account Number @XXXXXXXXXX@9109
Enclosures 9

---- CHECKING ACCOUNTS ----

Because we take the security of your account very seriously we have a fraud monitoring service in place that will contact you via text, email and phone if suspicious activity is detected. In addition, you are able to manage your card using our mobile app and receive activity alert text messages. For your added securtiy the daily card limit will be lowered to \$2000 effective 6/1/17. If you need temporary limit increases for larger purchases please contact your branch.

1st Choice Business Checking	Number of Enclosures	9
Account Number @XXXXXXXXXX@9109	Statement Dates	6/01/17 thru 7/02/17
Previous Balance 76,819.34	Days in the statement period	32
5 Deposits/Credits 33,101.10	Average Ledger	89,987.21
10 Checks/Debits 8,851.88	Average Collected	89,987.21
Service Charge .00		
Interest Paid .00		
Ending Balance 101,068.56		

Activity in Date Order		Amount	
Date	Description		
6/05	Settlement SFPCOMM-830SETOA	14,134.30	90,953.64
	9000326709 17/06/05		
	ID #-XP7J52		
	TRACE #-111924682740951		
6/06	Transfer to Loan	3,205.05-	87,748.59
	Acct No. @XXXXXXXXXX@7837		
6/06	INCLEARING CHECK # 1035	722.50-	87,026.09
6/07	INCLEARING CHECK # 1032	1,760.00-	85,266.09
6/07	INCLEARING CHECK # 1033	74.88-	85,191.21
6/07	INCLEARING CHECK # 1034	48.97-	85,142.24
6/09	INCLEARING CHECK # 1030	208.00-	84,934.24
6/13	Settlement SFPCOMM-830SETOA	3,518.75	88,452.99
	9000326709 17/06/13		
	ID #-Q16962		
	TRACE #-111924683454348		
6/16	INCLEARING CHECK # 1036	1,515.28-	86,937.71

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

Activity in Date Order			
Date	Description	Amount	
6/19	Settlement SFPCOMM-830SET0A 9000326709 17/06/19 ID #-GKQD62 TRACE #-111924683559585	7,545.00	94,482.71
6/20	INCLEARING CHECK # 1038	754.14-	93,728.57
6/21	INCLEARING CHECK # 1039	260.00-	93,468.57
6/26	Settlement SFPCOMM-830SET0A 9000326709 17/06/26 ID #-NBWJ62 TRACE #-111924683683343	2,100.00	95,568.57
6/27	Settlement SFPCOMM-830SET0A 9000326709 17/06/27 ID #-1BJL62 TRACE #-111924683732335	5,803.05	101,371.62
6/29	INCLEARING CHECK # 1037	303.06-	101,068.56

--- CHECKS IN NUMBER ORDER ---					
Date	Check No	Amount	Date	Check No	Amount
6/09	1030	208.00	6/16	1036	1,515.28
6/07	1032*	1,760.00	6/29	1037	303.06
6/07	1033	74.88	6/20	1038	754.14
6/07	1034	48.97	6/21	1039	260.00
6/06	1035	722.50			

* Denotes missing check numbers

830 Seton RA
Bank Reconciliation Report
6/30/2017
9117

7/18/2017

Stan Laba

Posted by: chpstan on 7/18/2017

Balance Per Bank Statement as of 6/30/2017 **25,442.95**

Other Items

Date	Notes	Amount
6/30/2017	Jun17 SD	3,730.00
Plus/Minus:	Other Items	3,730.00
	Reconciled Bank Balance	<u>29,172.95</u>

Balance per GL as of 6/30/2017 **29,172.95**

Reconciled Balance Per G/L **29,172.95**

Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) **0.00**

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

Date 6/30/17 Page 1
Account Number @XXXXXXXXXX@9117
Enclosures

----- CHECKING ACCOUNTS -----

Because we take the security of your account very seriously we have a fraud monitoring service in place that will contact you via text, email and phone if suspicious activity is detected. In addition, you are able to manage your card using our mobile app and receive activity alert text messages. For your added securtiy the daily card limit will be lowered to \$2000 effective 6/1/17. If you need temporary limit increases for larger purchases please contact your branch.

1st Choice Business Checking		Number of Enclosures	0
Account Number	@XXXXXXXXXX@9117	Statement Dates	6/01/17 thru 7/02/17
Previous Balance	25,442.95	Days in the statement period	32
Deposits/Credits	.00	Average Ledger	25,442.95
Checks/Debits	.00	Average Collected	25,442.95
Service Charge	.00		
Interest Paid	.00		
Ending Balance	25,442.95		