



Quarterly Operational & Financial Report for:

CHP 925 Seton, LLC

2nd Quarter 2017

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

The following lease renewal was completed during the 2nd quarter:

Suite	Tenant	SF	Start	End	Rent
7	HK Woodwork, LLC	2,495	10/1/2017	9/30/2022	\$7.69 Modified 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.
1-2	American Building Services, LL	5,693	10/31/2017	Tenant has expressed interest in renewing lease.

III. Operations

2Q17

No new operations to report.

1Q17

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

IV. Financial

Highlights:

Net Operating Income for the second quarter is **\$34,943.82** while Net Cash Flow for the second quarter is **\$24,193.45**.

Net Operating Income YTD is **\$56,559.45** while Net Cash Flow YTD is **\$42,464.28**.

**925 Seton Ct
Wheeling, IL**



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: 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 925 Seton LLC (chpset9)	1-2	American Building Services, LLC (t0000322)	Modified Gross	5,693.00	11/2/2016	10/31/2017	12.00	0.67	3,750.00	45,000.00	7.90
	Spaces	Unit Code 1-2	Building	Floor	From 5/1/2017	To 10/31/2017	Move In 5/1/2017	Location	Area 5,693.00		
	Rent Steps	Charge BRN	Type Rent	Unit 1-2	Area Label	Area 5,693.00	From 5/1/2017	To 10/31/2017	Monthly Amt 3,750.00	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	2.00	1,706.00	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		
	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	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			1.00	2,247.40	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		
	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	Monthly Amt 2,247.40 2,247.40	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	4.17	1,700.00	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		
	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	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	1.33	3,605.00	43,260.00	7.72
	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		
	Rent Steps	Charge BRN BRN	Type Rent Rent	Unit 3-4 3-4	Area Label	Area 5,600.00 5,600.00	From 4/18/2017 4/18/2018	To 4/17/2018 4/17/2019	Monthly Amt 3,605.00 3,713.00	Annual 43,260.00 44,556.00	Annual/Area 7.73 7.96

CHP 925 Seton, LLC

Property: chpset9 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 925 Seton LLC (chpset9)	5-6	Atlas Billard Supplies, LLC (t0000325)	Modified Gross	5,600.00	10/1/2016	9/30/2021	60.00	0.75	3,570.00	42,840.00	7.65
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		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	Annual	Annual/Area
		BRN	Rent	5-6		5,600.00	10/1/2016	9/30/2017	3,570.00	42,840.00	7.65
		BRN	Rent	5-6		5,600.00	10/1/2017	9/30/2018	3,658.66	43,903.92	7.84
		BRN	Rent	5-6		5,600.00	10/1/2018	9/30/2019	3,733.33	44,799.96	8.00
		BRN	Rent	5-6		5,600.00	10/1/2019	9/30/2020	3,826.66	45,919.92	8.20
		BRN	Rent	5-6		5,600.00	10/1/2020	9/30/2021	3,922.33	47,067.96	8.41
CHP 925 Seton LLC (chpset9)	7	HK Woodwork, LLC (t0000326)	Modified Gross	2,495.00	3/20/2012	9/30/2022	127.00	5.33	1,500.00	18,000.00	7.21
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		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	Annual	Annual/Area
		BRN	Rent	7		2,495.00	3/20/2012	9/19/2017	1,500.00	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	0.92	1,666.66	19,999.92	7.66
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		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	Annual	Annual/Area
		BRN	Rent	8		2,611.00	8/1/2016	7/31/2017	1,666.66	19,999.92	7.66
		BRN	Rent	8		2,611.00	8/1/2017	7/31/2018	1,708.33	20,499.96	7.85
		BRN	Rent	8		2,611.00	8/1/2018	3/31/2019	1,750.00	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	1.08	1,823.00	21,876.00	8.38
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		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	Annual	Annual/Area
		BRN	Rent	9		2,611.00	6/1/2017	5/31/2018	1,823.00	21,876.00	8.38
		BRN	Rent	9		2,611.00	6/1/2018	5/31/2019	1,875.00	22,500.00	8.62
Occupancy Summary		Area	Percentage								
Occupied Area			32,325.00	100.00							
Vacant Area			0.00	0.00							

CHP 925 Seton, LLC

Property: chpset9 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
Total			32,325.00	100.00							

Aged Receivable

DB Caption: CHP-LIVE Property: chpset9 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
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	-3,450.00	-3,450.00
chpset9 - CHP 925 Seton LLC		t0000326	HK Woodwork, LLC	Current	0.00	0.00	0.00	0.00	0.00	-3,000.00	-3,000.00
chpset9 - CHP 925 Seton LLC					0.00	0.00	0.00	0.00	0.00	-8,156.00	-8,156.00
Grand Total					0.00	0.00	0.00	0.00	0.00	-8,156.00	-8,156.00

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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	94,461.81	78,191.82	16,269.99
1115-0000	Money Market	140,765.38	140,746.87	18.51
1120-0000	Reserve Cash	24,194.73	24,194.73	0.00
1199-0000	TOTAL CASH	259,421.92	243,133.42	16,288.50
1500-0000	PROPERTY			
1505-0000	Land	137,000.00	137,000.00	0.00
1510-0000	Buildings	1,096,000.00	1,096,000.00	0.00
1512-0000	Land Improvements	137,000.00	137,000.00	0.00
1530-0000	Closing Costs	64,911.00	64,911.00	0.00
1599-9999	TOTAL PROPERTY	1,434,911.00	1,434,911.00	0.00
1700-0000	ACCUMULATED DEPRECIATION			
1710-0000	Accumulated Depreciation - Building	-10,538.46	-8,196.58	-2,341.88
1712-0000	Accumulated Depreciation - Land Improvements	-3,425.00	-2,663.89	-761.11
1730-0000	Accumulated Depreciation - Closing Costs	-1,095.30	-851.90	-243.40
1799-0000	TOTAL ACCUMULATED DEPRECIATION	-15,058.76	-11,712.37	-3,346.39
1999-9999	TOTAL ASSETS	1,679,274.16	1,666,332.05	12,942.11
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	959,000.00	0.00
2159-9999	TOTAL MORTGAGE NOTES PAYABLES	959,000.00	959,000.00	0.00
2199-9999	TOTAL NOTES	959,000.00	959,000.00	0.00
2200-0000	ACCOUNTS PAYABLE			
2210-0000	Accounts Payable	0.00	1,804.51	-1,804.51
2299-0000	TOTAL ACCOUNTS PAYABLE	0.00	1,804.51	-1,804.51
2300-0000	ACCRUED EXPENSES			
2320-0000	Accrued Insurance	-1,583.00	-1,847.00	264.00

Balance Sheet (With Period Change)

Period = Jun 2017

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
2340-0000	Accrued Real Estate Taxes	89,780.91	82,780.91	7,000.00
2399-0000	TOTAL ACCRUED EXPENSES	88,197.91	80,933.91	7,264.00
2400-0000	OTHER LIABILITIES			
2410-0000	Prepaid Receipts	6,456.00	4,906.00	1,550.00
2420-0000	Tenant Deposits	24,194.73	24,194.73	0.00
2499-0000	TOTAL OTHER LIABILITIES	30,650.73	29,100.73	1,550.00
2999-0000	TOTAL LIABILITIES	1,077,848.64	1,070,839.15	7,009.49
3000-0000	EQUITY			
3100-3500	CHP 925 Seton - Equity	574,020.00	574,020.00	0.00
3810-0000	Retained Earnings	27,405.52	21,472.90	5,932.62
3899-0000	TOTAL EQUITY	601,425.52	595,492.90	5,932.62
3999-0000	TOTAL LIABILITIES AND EQUITY	1,679,274.16	1,666,332.05	12,942.11

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	0.00	0.00	N/A	0.00	0.00	0.00	N/A	9,125.00
4507-0000	Base Rent	21,568.06	15,571.00	5,997.06	38.51	101,837.14	72,860.00	28,977.14	39.77	153,528.00
4999-9999	NET RENT REVENUE	21,568.06	15,571.00	5,997.06	38.51	101,837.14	72,860.00	28,977.14	39.77	162,653.00
5600-0000	OTHER REVENUE									
5755-0000	Interest on Bank Accounts	18.51	0.00	18.51	N/A	80.40	0.00	80.40	N/A	0.00
5899-0000	TOTAL OTHER REVENUE	18.51	0.00	18.51	N/A	80.40	0.00	80.40	N/A	0.00
5999-0000	TOTAL REVENUE	21,586.57	15,571.00	6,015.57	38.63	101,917.54	72,860.00	29,057.54	39.88	162,653.00
6000-0000	OPERATING EXPENSES									
6100-0000	RECOVERABLE UTILITIES									
6110-0000	Utility Electric	109.82	0.00	-109.82	N/A	572.49	500.00	-72.49	-14.50	1,500.00
6120-0000	Utility Gas	0.00	0.00	0.00	N/A	398.65	250.00	-148.65	-59.46	500.00
6130-0000	Utility Water	0.00	700.00	700.00	100.00	730.92	2,800.00	2,069.08	73.90	7,000.00
6190-9999	TOTAL RECOVERABLE UTILITIES	109.82	700.00	590.18	84.31	1,702.06	3,550.00	1,847.94	52.05	9,000.00
6300-0000	NON RECOVERABLE UTILITIES									
6310-0000	Vacant Electric	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	2,500.00
6320-0000	Vacant Gas	0.00	250.00	250.00	100.00	0.00	1,400.00	1,400.00	100.00	3,300.00
6399-0000	TOTAL NON RECOVERABLE UTILITIES	0.00	500.00	500.00	100.00	0.00	2,400.00	2,400.00	100.00	5,800.00
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	0.00	800.00	800.00	100.00	1,600.00
6410-9999	TOTAL EXTERIOR BUILDING	0.00	800.00	800.00	100.00	0.00	800.00	800.00	100.00	1,600.00
6420-0000	GENERAL REPAIRS AND MAINTENANCE									
6420-0100	Contract Maintenance	0.00	200.00	200.00	100.00	338.25	800.00	461.75	57.72	2,000.00
6420-0600	Locks and Keys	0.00	0.00	0.00	N/A	165.00	0.00	-165.00	N/A	0.00
6420-1200	NR Other - Repairs & Maintenance	0.00	0.00	0.00	N/A	305.00	1,000.00	695.00	69.50	2,000.00
6420-9999	TOTAL GENERAL REPAIRS AND MAINTENANCE	0.00	200.00	200.00	100.00	808.25	1,800.00	991.75	55.10	4,000.00
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	1,700.00
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	3,000.00
6460-0000	LANDSCAPING AND GROUNDS									
6460-0200	Landscaping Contract	260.00	300.00	40.00	13.33	2,820.00	1,600.00	-1,220.00	-76.25	3,100.00
6460-9999	TOTAL LANDSCAPING AND GROUNDS	260.00	300.00	40.00	13.33	2,820.00	1,600.00	-1,220.00	-76.25	3,100.00
6480-0000	SAFETY SERVICES									
6480-0200	Alarms and Monitoring	0.00	0.00	0.00	N/A	600.87	60.00	-540.87	-901.45	180.00
6480-9999	TOTAL SAFETY SERVICES	0.00	0.00	0.00	N/A	600.87	60.00	-540.87	-901.45	180.00
6499-0000	TOTAL REPAIRS AND MAINTENANCE	260.00	1,300.00	1,040.00	80.00	4,229.12	5,960.00	1,730.88	29.04	11,880.00

Budget Comparison

Period = Jun 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	800.00	800.00	100.00	2,000.00
6520-0400	Banking Fees	0.00	0.00	0.00	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	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	276.85	1,468.00	1,191.15	81.14	3,670.00
6530-0000	MANAGEMENT FEES									
6530-0100	Management Fee	1,056.09	864.00	-192.09	-22.23	5,094.06	3,813.00	-1,281.06	-33.60	8,826.00
6530-9999	TOTAL MANAGEMENT FEES	1,056.09	864.00	-192.09	-22.23	5,094.06	3,813.00	-1,281.06	-33.60	8,826.00
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	1,056.09	1,231.00	174.91	14.21	5,370.91	5,281.00	-89.91	-1.70	12,496.00
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	7,000.00	7,333.00	333.00	4.54	33,000.00	29,332.00	-3,668.00	-12.51	73,330.00
6799-0000	TOTAL PROPERTY TAXES	7,000.00	7,333.00	333.00	4.54	33,000.00	29,332.00	-3,668.00	-12.51	73,330.00
7990-0000	TOTAL OPERATING EXPENSES	8,689.91	11,305.00	2,615.09	23.13	45,358.09	47,487.00	2,128.91	4.48	114,916.00
7999-0000	NET OPERATING INCOME	12,896.66	4,266.00	8,630.66	202.31	56,559.45	25,373.00	31,186.45	122.91	47,737.00

Budget Comparison

Period = Jun 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	3,406.44	3,297.00	-109.44	-3.32	13,076.36	13,188.00	111.64	0.85	32,970.00
8149-9998	TOTAL DEBT EXPENSE	3,406.44	3,297.00	-109.44	-3.32	13,076.36	13,188.00	111.64	0.85	32,970.00
8149-9999	TOTAL NOI WITH DEBT EXPENSE	9,490.22	969.00	8,521.22	879.38	43,483.09	12,185.00	31,298.09	256.86	14,767.00
8200-0000	DEPRECIATION EXPENSE									
8210-0000	Depreciation Expense	3,346.39	3,103.00	-243.39	-7.84	15,058.76	12,412.00	-2,646.76	-21.32	31,030.00
8239-9999	TOTAL DEPRECIATION EXPENSE	3,346.39	3,103.00	-243.39	-7.84	15,058.76	12,412.00	-2,646.76	-21.32	31,030.00
8310-0000	(OTHER INCOME)/EXPENSE									
8310-5000	Asset Mgmt Fees	211.21	500.00	288.79	57.76	1,018.81	2,000.00	981.19	49.06	5,000.00
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	211.21	500.00	288.79	57.76	1,018.81	2,000.00	981.19	49.06	5,000.00
9090-0000	NET INCOME	5,932.62	-2,634.00	8,566.62	325.23	27,405.52	-2,227.00	29,632.52	1,330.60	-21,263.00

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	21,568.06	99.91	101,837.14	99.92
4999-9999	NET RENT REVENUE	21,568.06	99.91	101,837.14	99.92
5600-0000	OTHER REVENUE				
5755-0000	Interest on Bank Accounts	18.51	0.09	80.40	0.08
5899-0000	TOTAL OTHER REVENUE	18.51	0.09	80.40	0.08
5999-0000	TOTAL REVENUE	21,586.57	100.00	101,917.54	100.00
6000-0000	OPERATING EXPENSES				
6100-0000	RECOVERABLE UTILITIES				
6110-0000	Utility Electric	109.82	0.51	572.49	0.56
6120-0000	Utility Gas	0.00	0.00	398.65	0.39
6130-0000	Utility Water	0.00	0.00	730.92	0.72
6190-9999	TOTAL RECOVERABLE UTILITIES	109.82	0.51	1,702.06	1.67
6400-0000	REPAIRS AND MAINTENANCE				
6420-0000	GENERAL REPAIRS AND MAINTENANCE				
6420-0100	Contract Maintenance	0.00	0.00	338.25	0.33
6420-0600	Locks and Keys	0.00	0.00	165.00	0.16
6420-1200	NR Other - Repairs & Maintenance	0.00	0.00	305.00	0.30
6420-9999	TOTAL GENERAL REPAIRS AND MAINTENANCE	0.00	0.00	808.25	0.79
6460-0000	LANDSCAPING AND GROUNDS				
6460-0200	Landscaping Contract	260.00	1.20	2,820.00	2.77

Cash Flow Statement

Period = Jun 2017

Book = Accrual

		Period to Date	%	Year to Date	%
6460-9999	TOTAL LANDSCAPING AND GROUND	260.00	1.20	2,820.00	2.77
6480-0000	SAFETY SERVICES				
6480-0200	Alarms and Monitoring	0.00	0.00	600.87	0.59
6480-9999	TOTAL SAFETY SERVICES	0.00	0.00	600.87	0.59
6499-0000	TOTAL REPAIRS AND MAINTENANCE	260.00	1.20	4,229.12	4.15
6500-0000	GENERAL AND ADMINISTRATIVE				
6520-0000	ADMINISTRATIVE EXPENSES				
6520-0400	Banking Fees	0.00	0.00	75.00	0.07
6520-1200	Office Supplies	0.00	0.00	201.85	0.20
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	0.00	0.00	276.85	0.27
6530-0000	MANAGEMENT FEES				
6530-0100	Management Fee	1,056.09	4.89	5,094.06	5.00
6530-9999	TOTAL MANAGEMENT FEES	1,056.09	4.89	5,094.06	5.00
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	1,056.09	4.89	5,370.91	5.27
6600-0000	INSURANCE				
6610-0000	Property Insurance	264.00	1.22	1,056.00	1.04
6699-0000	TOTAL INSURANCE	264.00	1.22	1,056.00	1.04
6700-0000	PROPERTY TAXES				
6710-0000	Real Property Taxes	7,000.00	32.43	33,000.00	32.38

Cash Flow Statement

Period = Jun 2017

Book = Accrual

		Period to Date	%	Year to Date	%
6799-0000	TOTAL PROPERTY TAXES	7,000.00	32.43	33,000.00	32.38
7990-0000	TOTAL OPERATING EXPENSES	8,689.91	40.26	45,358.09	44.50
7999-0000	NET OPERATING INCOME	12,896.66	59.74	56,559.45	55.50
8100-0000	DEBT EXPENSE				
8110-0000	1st Mortgage Interest	3,406.44	15.78	13,076.36	12.83
8149-9998	TOTAL DEBT EXPENSE	3,406.44	15.78	13,076.36	12.83
8149-9999	TOTAL NOI WITH DEBT EXPENSE	9,490.22	43.96	43,483.09	42.66
8200-0000	DEPRECIATION EXPENSE				
8210-0000	Depreciation Expense	3,346.39	15.50	15,058.76	14.78
8239-9999	TOTAL DEPRECIATION EXPENSE	3,346.39	15.50	15,058.76	14.78
8310-0000	(OTHER INCOME)/EXPENSE				
8310-5000	Asset Mgmt Fees	211.21	0.98	1,018.81	1.00
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	211.21	0.98	1,018.81	1.00
9090-0000	NET INCOME	5,932.62	27.48	27,405.52	26.89
	Adjustments				
1505-0000	Land	0.00	0.00	-137,000.00	-134.42
1510-0000	Buildings	0.00	0.00	-1,096,000.00	-1,075.38
1512-0000	Land Improvements	0.00	0.00	-137,000.00	-134.42
1530-0000	Closing Costs	0.00	0.00	-64,911.00	-63.69
1710-0000	Accumulated Depreciation - Building	2,341.88	10.85	10,538.46	10.34
1712-0000	Accumulated Depreciation - Land Improvements	761.11	3.53	3,425.00	3.36

Cash Flow Statement

Period = Jun 2017

Book = Accrual

		Period to Date	%	Year to Date	%
1730-0000	Accumulated Depreciation - Closing Costs	243.40	1.13	1,095.30	1.07
2110-0000	Mortgage Loan 1 Origination	0.00	0.00	959,000.00	940.96
2210-0000	Accounts Payable	-1,804.51	-8.36	0.00	0.00
2320-0000	Accrued Insurance	264.00	1.22	-1,583.00	-1.55
2340-0000	Accrued Real Estate Taxes	7,000.00	32.43	89,780.91	88.09
2410-0000	Prepaid Receipts	1,550.00	7.18	6,456.00	6.33
2420-0000	Tenant Deposits	0.00	0.00	24,194.73	23.74
3100-3500	CHP 925 Seton - Equity	0.00	0.00	574,020.00	563.22
	Total Adjustments	10,355.88	47.97	232,016.40	227.65
	Cash Flow	16,288.50	75.46	259,421.92	254.54
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-0000	Operating Cash	78,191.82	94,461.81	16,269.99	
1115-0000	Money Market	140,746.87	140,765.38	18.51	
1120-0000	Reserve Cash	24,194.73	24,194.73	0.00	
	Total Cash	243,133.42	259,421.92	16,288.50	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-0000	Operating Cash	0.00	94,461.81	94,461.81	
1115-0000	Money Market	0.00	140,765.38	140,765.38	
1120-0000	Reserve Cash	0.00	24,194.73	24,194.73	
	Total Cash	0.00	259,421.92	259,421.92	

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					78,191.82	= Beginning Balance =
chpset9	CHP 925 Seton...	06/01/2017	06/2017	Interhome Design (t0000331)	R-4357	none	0.00	1,700.00	76,491.82	:Prog Gen prepayment transfer
chpset9	CHP 925 Seton...	06/01/2017	06/2017	Interhome Design (t0000331)	R-4357	none	1,700.00	0.00	78,191.82	:Prog Gen prepayment transfer
				Check Batch 1198				1,804.51	76,387.31	
				Receipt Batch 1482			2,247.40		78,634.71	
				Receipt Batch 1483			14,414.66		93,049.37	
				Receipt Batch 1490			3,000.00		96,049.37	
				Check Batch 1219				1,056.09	94,993.28	
				Check Batch 1222				211.21	94,782.07	
				Check Batch 1239				260.00	94,522.07	
				Receipt Batch 1520			1,706.00		96,228.07	
				Check Batch 1258				109.82	96,118.25	
				Receipt Batch 1522			1,750.00		97,868.25	
				Journal Batch 2177				3,406.44	94,461.81	
				Net Change=16,269.99			24,818.06	8,548.07	94,461.81	= Ending Balance =
1115-0000				Money Market					140,746.87	= Beginning Balance =
				Journal Batch 2176			18.51		140,765.38	
				Net Change=18.51			18.51	0.00	140,765.38	= Ending Balance =
1120-0000				Reserve Cash					24,194.73	= Beginning Balance =
				Net Change=0.00			0.00	0.00	24,194.73	= Ending Balance =
1310-0000				Accounts Receivable					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	06/01/2017	06/2017	Interhome Design (t0000331)	R-4357	none	0.00	1,700.00	-1,700.00	:Prog Gen prepayment transfer
				Receipt Batch 1458				1,500.00	-3,200.00	
				Charge Batch 521			21,568.06		18,368.06	
				Receipt Batch 1482				2,247.40	16,120.66	
				Receipt Batch 1483				14,414.66	1,706.00	
				Receipt Batch 1487				1,706.00	0.00	
				Net Change=0.00			21,568.06	21,568.06	0.00	= Ending Balance =
1505-0000				Land					137,000.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	137,000.00	= Ending Balance =
1510-0000				Buildings					1,096,000.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,096,000.00	= Ending Balance =

General Ledger

Period = Jun 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1512-0000				Land Improvements					137,000.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	137,000.00	= Ending Balance =
1530-0000				Closing Costs					64,911.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	64,911.00	= Ending Balance =
1710-0000				Accumulated Depreciation - Bui...					-8,196.58	= Beginning Balance =
chpset9	CHP 925 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2333		0.00	2,341.88	-10,538.46	Jun17 ME Entries
				Net Change=-2,341.88			0.00	2,341.88	-10,538.46	= Ending Balance =
1712-0000				Accumulated Depreciation - La...					-2,663.89	= Beginning Balance =
chpset9	CHP 925 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2333		0.00	761.11	-3,425.00	Jun17 ME Entries
				Net Change=-761.11			0.00	761.11	-3,425.00	= Ending Balance =
1730-0000				Accumulated Depreciation - Cl...					-851.90	= Beginning Balance =
chpset9	CHP 925 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2333		0.00	243.40	-1,095.30	Jun17 ME Entries
				Net Change=-243.40			0.00	243.40	-1,095.30	= Ending Balance =
2110-0000				Mortgage Loan 1 Origination					-959,000.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-959,000.00	= Ending Balance =
2210-0000				Accounts Payable					-1,804.51	= Beginning Balance =
				Check Batch 1198			1,804.51		0.00	
				Payable Batch 1003				260.00	-260.00	
				Check Batch 1219			1,056.09		796.09	
				Check Batch 1222			211.21		1,007.30	
				Payable Batch 993				1,056.09	-48.79	
				Payable Batch 997				211.21	-260.00	
				Check Batch 1239			260.00		0.00	
				Payable Batch 1031				109.82	-109.82	
				Check Batch 1258			109.82		0.00	
				Net Change=1,804.51			3,441.63	1,637.12	0.00	= Ending Balance =
2320-0000				Accrued Insurance					1,847.00	= Beginning Balance =
chpset9	CHP 925 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2334		0.00	264.00	1,583.00	Jun17 ME Entries
				Net Change=-264.00			0.00	264.00	1,583.00	= Ending Balance =
2340-0000				Accrued Real Estate Taxes					-82,780.91	= Beginning Balance =

General Ledger

Period = Jun 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
chpset9	CHP 925 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2334		0.00	7,000.00	-89,780.91	Jun17 ME Entries
				Net Change=-7,000.00			0.00	7,000.00	-89,780.91	= Ending Balance =
2410-0000				Prepaid Receipts					-4,906.00	= Beginning Balance =
chpset9	CHP 925 Seton...	06/01/2017	06/2017	HK Woodwork, LLC (t0000326)	R-4293	none	1,500.00	0.00	-3,406.00	:Prog Gen prepayment transfer
chpset9	CHP 925 Seton...	06/01/2017	06/2017	Interhome Design (t0000331)	R-4357	none	1,700.00	0.00	-1,706.00	:Prog Gen prepayment transfer
chpset9	CHP 925 Seton...	06/06/2017	06/2017	A Gramer Painting, Inc (t0000329)	R-4652	060606	1,706.00	0.00	0.00	
chpset9	CHP 925 Seton...	06/12/2017	06/2017	HK Woodwork, LLC (t0000326)	R-4658	02336	0.00	1,500.00	-1,500.00	:CHECKscan Payment
chpset9	CHP 925 Seton...	06/12/2017	06/2017	HK Woodwork, LLC (t0000326)	R-4658	02336	0.00	1,500.00	-3,000.00	:CHECKscan Payment
chpset9	CHP 925 Seton...	06/26/2017	06/2017	A Gramer Painting, Inc (t0000329)	R-4787	028631	0.00	1,706.00	-4,706.00	:CHECKscan Payment
chpset9	CHP 925 Seton...	06/30/2017	06/2017	Interhome Design (t0000331)	R-4840	4402	0.00	1,750.00	-6,456.00	:CHECKscan Payment
				Net Change=-1,550.00			4,906.00	6,456.00	-6,456.00	= Ending Balance =
2420-0000				Tenant Deposits					-24,194.73	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-24,194.73	= Ending Balance =
3100-3500				CHP 925 Seton - Equity					-574,020.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-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					-80,269.08	= Beginning Balance =
chpset9	CHP 925 Seton...	06/01/2017	06/2017	American Building Services, LL...	C-5662	:Post	0.00	3,750.00	-84,019.08	Base Rent (06/2017)
chpset9	CHP 925 Seton...	06/01/2017	06/2017	Sage Vertical Garden Systems...	C-5663	:Post	0.00	3,605.00	-87,624.08	Base Rent (06/2017)
chpset9	CHP 925 Seton...	06/01/2017	06/2017	Atlas Billard Supplies, LLC (t0...	C-5664	:Post	0.00	3,570.00	-91,194.08	Base Rent (06/2017)
chpset9	CHP 925 Seton...	06/01/2017	06/2017	HK Woodwork, LLC (t0000326)	C-5665	:Post	0.00	1,500.00	-92,694.08	Base Rent (06/2017)
chpset9	CHP 925 Seton...	06/01/2017	06/2017	Appliance Warehouse of Americ...	C-5666	:Post	0.00	1,666.66	-94,360.74	Base Rent (06/2017)
chpset9	CHP 925 Seton...	06/01/2017	06/2017	Accredited Construction Materi...	C-5667	:Post	0.00	1,823.00	-96,183.74	Base Rent (06/2017)
chpset9	CHP 925 Seton...	06/01/2017	06/2017	A Gramer Painting, Inc (t0000329)	C-5668	:Post	0.00	1,706.00	-97,889.74	Base Rent (06/2017)
chpset9	CHP 925 Seton...	06/01/2017	06/2017	Prospect Grinding, Inc (t0000330)	C-5669	:Post	0.00	2,247.40	-100,137.14	Base Rent (06/2017)
chpset9	CHP 925 Seton...	06/01/2017	06/2017	Interhome Design (t0000331)	C-5670	:Post	0.00	1,700.00	-101,837.14	Base Rent (06/2017)
				Net Change=-21,568.06			0.00	21,568.06	-101,837.14	= Ending Balance =
5755-0000				Interest on Bank Accounts					-61.89	= Beginning Balance =
chpset9	CHP 925 Seton...	06/30/2017	06/2017	Jun17 int	J-2336		0.00	18.51	-80.40	Jun17 int
				Net Change=-18.51			0.00	18.51	-80.40	= Ending Balance =

General Ledger

Period = Jun 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6110-0000				Utility Electric					462.67	= Beginning Balance =
chpset9	CHP 925 Seton...	06/20/2017	06/2017	Com Ed (comed)	P-2780	2814...	109.82	0.00	572.49	
				Net Change=109.82			109.82	0.00	572.49	= Ending Balance =
6120-0000				Utility Gas					398.65	= Beginning Balance =
				Net Change=0.00			0.00	0.00	398.65	= Ending Balance =
6130-0000				Utility Water					730.92	= Beginning Balance =
				Net Change=0.00			0.00	0.00	730.92	= Ending Balance =
6420-0100				Contract Maintenance					338.25	= Beginning Balance =
				Net Change=0.00			0.00	0.00	338.25	= Ending Balance =
6420-0600				Locks and Keys					165.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	165.00	= Ending Balance =
6420-1200				NR Other - Repairs & Maintenance					305.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	305.00	= Ending Balance =
6460-0200				Landscaping Contract					2,560.00	= Beginning Balance =
chpset9	CHP 925 Seton...	06/01/2017	06/2017	Addlawn Landscaping Inc. (ad...	P-2711	2017...	260.00	0.00	2,820.00	
				Net Change=260.00			260.00	0.00	2,820.00	= 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					75.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	75.00	= 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					4,037.97	= Beginning Balance =
chpset9	CHP 925 Seton...	06/14/2017	06/2017	SFP Commercial Real Estate (s...	P-2687	June...	1,056.09	0.00	5,094.06	June17 Mgmt Fee
				Net Change=1,056.09			1,056.09	0.00	5,094.06	= Ending Balance =
6610-0000				Property Insurance					792.00	= Beginning Balance =
chpset9	CHP 925 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2334		264.00	0.00	1,056.00	Jun17 ME Entries

General Ledger

Period = Jun 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=264.00			264.00	0.00	1,056.00	= Ending Balance =
6710-0000				Real Property Taxes					26,000.00	= Beginning Balance =
chpset9	CHP 925 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2334		7,000.00	0.00	33,000.00	Jun17 ME Entries
				Net Change=7,000.00			7,000.00	0.00	33,000.00	= Ending Balance =
8110-0000				1st Mortgage Interest					9,669.92	= Beginning Balance =
chpset9	CHP 925 Seton...	06/30/2017	06/2017	Jun17 Loan	J-2337		3,406.44	0.00	13,076.36	Jun17 Loan
				Net Change=3,406.44			3,406.44	0.00	13,076.36	= Ending Balance =
8210-0000				Depreciation Expense					11,712.37	= Beginning Balance =
chpset9	CHP 925 Seton...	06/30/2017	06/2017	Jun17 ME Entries	J-2333		3,346.39	0.00	15,058.76	Jun17 ME Entries
				Net Change=3,346.39			3,346.39	0.00	15,058.76	= Ending Balance =
8310-5000				Asset Mgmt Fees					807.60	= Beginning Balance =
chpset9	CHP 925 Seton...	06/14/2017	06/2017	Corcoran Commercial Real Est...	P-2691	June...	211.21	0.00	1,018.81	June17 AMF
				Net Change=211.21			211.21	0.00	1,018.81	= Ending Balance =
							70,406.21	70,406.21		

CHP 925 Seton, LLC

30-Jun-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, I	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 = Jun 2017

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash	78,191.82	16,269.99	0.00	94,461.81
1115-0000	Money Market	140,746.87	18.51	0.00	140,765.38
1120-0000	Reserve Cash	24,194.73	0.00	0.00	24,194.73
1310-0000	Accounts Receivable	0.00	0.00	0.00	0.00
1505-0000	Land	137,000.00	0.00	0.00	137,000.00
1510-0000	Buildings	1,096,000.00	0.00	0.00	1,096,000.00
1512-0000	Land Improvements	137,000.00	0.00	0.00	137,000.00
1530-0000	Closing Costs	64,911.00	0.00	0.00	64,911.00
1710-0000	Accumulated Depreciation - Building	-8,196.58	0.00	2,341.88	-10,538.46
1712-0000	Accumulated Depreciation - Land Improvements	-2,663.89	0.00	761.11	-3,425.00
1730-0000	Accumulated Depreciation - Closing Costs	-851.90	0.00	243.40	-1,095.30
2110-0000	Mortgage Loan 1 Origination	-959,000.00	0.00	0.00	-959,000.00
2210-0000	Accounts Payable	-1,804.51	1,804.51	0.00	0.00
2320-0000	Accrued Insurance	1,847.00	0.00	264.00	1,583.00
2340-0000	Accrued Real Estate Taxes	-82,780.91	0.00	7,000.00	-89,780.91
2410-0000	Prepaid Receipts	-4,906.00	0.00	1,550.00	-6,456.00
2420-0000	Tenant Deposits	-24,194.73	0.00	0.00	-24,194.73
3100-3500	CHP 925 Seton - Equity	-574,020.00	0.00	0.00	-574,020.00
3810-0000	Retained Earnings	0.00	0.00	0.00	0.00
4507-0000	Base Rent	-80,269.08	0.00	21,568.06	-101,837.14
5755-0000	Interest on Bank Accounts	-61.89	0.00	18.51	-80.40
6110-0000	Utility Electric	462.67	109.82	0.00	572.49
6120-0000	Utility Gas	398.65	0.00	0.00	398.65
6130-0000	Utility Water	730.92	0.00	0.00	730.92
6420-0100	Contract Maintenance	338.25	0.00	0.00	338.25
6420-0600	Locks and Keys	165.00	0.00	0.00	165.00
6420-1200	NR Other - Repairs & Maintenance	305.00	0.00	0.00	305.00
6460-0200	Landscaping Contract	2,560.00	260.00	0.00	2,820.00
6480-0200	Alarms and Monitoring	600.87	0.00	0.00	600.87
6520-0400	Banking Fees	75.00	0.00	0.00	75.00
6520-1200	Office Supplies	201.85	0.00	0.00	201.85
6530-0100	Management Fee	4,037.97	1,056.09	0.00	5,094.06

Trial Balance

Period = Jun 2017

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
6610-0000	Property Insurance	792.00	264.00	0.00	1,056.00
6710-0000	Real Property Taxes	26,000.00	7,000.00	0.00	33,000.00
8110-0000	1st Mortgage Interest	9,669.92	3,406.44	0.00	13,076.36
8210-0000	Depreciation Expense	11,712.37	3,346.39	0.00	15,058.76
8310-5000	Asset Mgmt Fees	807.60	211.21	0.00	1,018.81
	Total	0.00	33,746.96	33,746.96	0.00

925 Seton MM
Bank Reconciliation Report
6/30/2017
2141

7/18/2017

Stan Laba

Posted by: chpstan on 7/18/2017

Balance Per Bank Statement as of 6/30/2017	140,765.38
Reconciled Bank Balance	<u>140,765.38</u>
Balance per GL as of 6/30/2017	140,765.38
Reconciled Balance Per G/L	<u>140,765.38</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 2336	Jun17 int	18.51	6/30/2017
Total Cleared Other Items			<u>18.51</u>	

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

Date 6/30/17 Page 1
Account Number @XXXXXXXXXX@2141
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@2141	Statement Dates	6/01/17 thru 7/02/17
Previous Balance	140,746.87	Days in the statement period	32
Deposits/Credits	.00	Average Ledger	140,746.87
Checks/Debits	.00	Average Collected	140,746.87
Service Charge	.00	Interest Earned	18.51
Interest Paid	18.51	Annual Percentage Yield Earned	0.15%
Ending Balance	140,765.38	2017 Interest Paid	80.38

Activity in Date Order		
Date	Description	Amount
7/02	Interest Deposit	18.51
		140,765.38

Interest Rate Summary	
Date	Rate
5/31	0.150000%

925 Seton Operating Account

7/18/2017

Bank Reconciliation Report*Stan Laba***6/30/2017****0217009141**

Posted by: chpstan on 7/18/2017

Balance Per Bank Statement as of 6/30/2017**92,821.63****Outstanding Deposits**

Deposit Date	Deposit Number	Amount
6/30/2017	23	1,750.00
Plus:	Outstanding Deposits	1,750.00

Outstanding Checks

Check Date	Check Number	Payee	Amount
6/29/2017	1029	comed - Com Ed	109.82
Less:	Outstanding Checks		109.82
	Reconciled Bank Balance		<u>94,461.81</u>

Balance per GL as of 6/30/2017**94,461.81****Reconciled Balance Per G/L****94,461.81****Difference**

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

0.00**Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
6/1/2017	1022	addlawn - Addlawn Landscaping Inc.	1,500.00	6/30/2017
6/1/2017	1023	comed - Com Ed	101.57	6/30/2017
6/1/2017	1024	mainstream - Mainstream Real Estate Services, Inc	110.00	6/30/2017
6/1/2017	1025	nicor - Nicor Gas	92.94	6/30/2017
6/14/2017	1026	sfp-cre - SFP Commercial Real Estate	1,056.09	6/30/2017
6/14/2017	1027	corcoran - Corcoran Commercial Real Estate Co	211.21	6/30/2017
6/15/2017	1028	addlawn - Addlawn Landscaping Inc.	260.00	6/30/2017
Total Cleared Checks			<u>3,331.81</u>	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
6/2/2017	19	:CHECKscan Deposit	2,247.40	6/30/2017
6/5/2017	20	:CHECKscan Deposit	14,414.66	6/30/2017
6/12/2017	21	:CHECKscan Deposit	3,000.00	6/30/2017
6/26/2017	22	:CHECKscan Deposit	1,706.00	6/30/2017
Total Cleared Deposits			<u>21,368.06</u>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
6/30/2017	JE 2337	Jun17 Loan	-3,406.44	6/30/2017
Total Cleared Other Items			<u>-3,406.44</u>	

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

Date 6/30/17 Page 1
Account Number @XXXXXXXXXX@9141
Enclosures 7

---- 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 security 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	7
Account Number @XXXXXXXXXX@9141	Statement Dates	6/01/17 thru 7/02/17
Previous Balance 78,191.82	Days in the statement period	32
4 Deposits/Credits 21,368.06	Average Ledger	89,483.90
8 Checks/Debits 6,738.25	Average Collected	89,483.90
Service Charge .00		
Interest Paid .00		
Ending Balance 92,821.63		

Activity in Date Order		
Date	Description	Amount
6/05	Settlement SFPCOMM-925SET0A 9000326709 17/06/05 ID #-YP7J52 TRACE #-111924682740952	2,247.40 80,439.22
6/06	Settlement SFPCOMM-925SET0A 9000326709 17/06/06 ID #-594Z52 TRACE #-111924683154747	14,414.66 94,853.88
6/06	Transfer to Loan Acct No. @XXXXXXXXXX@8086	3,406.44- 91,447.44
6/06	INCLEARING CHECK # 1024	110.00- 91,337.44
6/06	INCLEARING CHECK # 1025	92.94- 91,244.50
6/07	INCLEARING CHECK # 1022	1,500.00- 89,744.50
6/07	INCLEARING CHECK # 1023	101.57- 89,642.93
6/13	Settlement SFPCOMM-925SET0A 9000326709 17/06/13	3,000.00 92,642.93

1st Choice Business Checking

@XXXXXXXXXX@9141

(Continued)

Activity in Date Order			
Date	Description	Amount	
	ID #-R16962		
	TRACE #-111924683454349		
6/16	INCLEARING CHECK # 1026	1,056.09-	91,586.84
6/21	INCLEARING CHECK # 1028	260.00-	91,326.84
6/27	Settlement SFPCOMM-925SETOA	1,706.00	93,032.84
	9000326709		
	17/06/27		
	ID #-2BJL62		
	TRACE #-111924683732336		
6/29	INCLEARING CHECK # 1027	211.21-	92,821.63

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
6/07	1022	1,500.00	6/16	1026	1,056.09
6/07	1023	101.57	6/29	1027	211.21
6/06	1024	110.00	6/21	1028	260.00
6/06	1025	92.94			

* Denotes missing check numbers

925 Seton RA
Bank Reconciliation Report
6/30/2017

7/18/2017

Stan Laba

9158

Posted by: chpstan on 7/18/2017

Balance Per Bank Statement as of 6/30/2017	24,194.73
Reconciled Bank Balance	<u>24,194.73</u>
 Balance per GL as of 6/30/2017	 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>

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

Date 6/30/17 Page 1
Account Number @XXXXXXXXXX@9158
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@9158	Statement Dates	6/01/17 thru 7/02/17
Previous Balance	24,194.73	Days in the statement period	32
Deposits/Credits	.00	Average Ledger	24,194.73
Checks/Debits	.00	Average Collected	24,194.73
Service Charge	.00		
Interest Paid	.00		
Ending Balance	24,194.73		