



Quarterly Operational & Financial Report for:

CHP Wheeling, LLC

2nd Quarter 2017

**1475 Wheeling Rd.
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 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

2Q17

In the process of obtaining final bids and selecting a vendor to perform parking lot work, roof replacement, HVAC, and bringing Nicor Gas to the building during the third quarter.

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 second quarter is **\$71,636.82** while Net Cash Flow for the second quarter is **\$51,880.97**.

Net Operating Income YTD is **\$102,592.35** while Net Cash Flow YTD is **\$76,599.56**.

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: 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 Wheeling, LLC (chpwhe)	1475	Creation Technologies Illinois, Inc (t0000319)	Triple Net	53,957.00	10/1/2016	8/31/2023	83.00	0.75	25,376.00	304,511.99	5.64
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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: 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
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

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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	161,901.39	131,087.44	30,813.95
1115-0000	Money Market	259,259.71	259,214.26	45.45
1199-0000	TOTAL CASH	421,161.10	390,301.70	30,859.40
1500-0000	PROPERTY			
1505-0000	Land	237,500.00	237,500.00	0.00
1510-0000	Buildings	1,900,000.00	1,900,000.00	0.00
1512-0000	Land Improvements	237,500.00	237,500.00	0.00
1530-0000	Closing Costs	97,044.25	97,044.25	0.00
1599-9999	TOTAL PROPERTY	2,472,044.25	2,472,044.25	0.00
1700-0000	ACCUMULATED DEPRECIATION			
1710-0000	Accumulated Depreciation - Building	-18,269.23	-14,209.40	-4,059.83
1712-0000	Accumulated Depreciation - Land Improvements	-5,937.48	-4,618.04	-1,319.44
1730-0000	Accumulated Depreciation - Closing Costs	-1,524.78	-1,185.94	-338.84
1799-0000	TOTAL ACCUMULATED DEPRECIATION	-25,731.49	-20,013.38	-5,718.11
1999-9999	TOTAL ASSETS	2,867,473.86	2,842,332.57	25,141.29
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	1,543,750.00	0.00
2159-9999	TOTAL MORTGAGE NOTES PAYABLES	1,543,750.00	1,543,750.00	0.00
2199-9999	TOTAL NOTES	1,543,750.00	1,543,750.00	0.00
2200-0000	ACCOUNTS PAYABLE			
2210-0000	Accounts Payable	0.00	465.00	-465.00
2299-0000	TOTAL ACCOUNTS PAYABLE	0.00	465.00	-465.00
2300-0000	ACCRUED EXPENSES			
2320-0000	Accrued Insurance	-2,660.00	-3,103.00	443.00
2340-0000	Accrued Real Estate Taxes	157,496.79	143,996.79	13,500.00

Balance Sheet (With Period Change)

Period = Jun 2017

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
2399-0000	TOTAL ACCRUED EXPENSES	154,836.79	140,893.79	13,943.00
2999-0000	TOTAL LIABILITIES	1,698,586.79	1,685,108.79	13,478.00
3000-0000	EQUITY			
3100-3300	CHP Wheeling - Equity	1,118,019.00	1,118,019.00	0.00
3810-0000	Retained Earnings	50,868.07	39,204.78	11,663.29
3899-0000	TOTAL EQUITY	1,168,887.07	1,157,223.78	11,663.29
3999-0000	TOTAL LIABILITIES AND EQUITY	2,867,473.86	2,842,332.57	25,141.29

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									
4507-0000	Base Rent	25,376.00	25,376.00	0.00	0.00	120,536.09	101,504.00	19,032.09	18.75	256,043.00
4999-9999	NET RENT REVENUE	25,376.00	25,376.00	0.00	0.00	120,536.09	101,504.00	19,032.09	18.75	256,043.00
5200-0000	REIMBURSABLE EXPENSE INCOME									
5210-0000	Monthly CAM Income	674.00	674.00	0.00	0.00	2,696.00	2,696.00	0.00	0.00	9,849.00
5230-0000	Monthly Real Estate Taxes	13,063.12	13,063.00	0.12	0.00	52,252.48	52,252.00	0.48	0.00	130,630.00
5499-0000	TOTAL REIMBURSABLE EXPENSE INCOME	13,737.12	13,737.00	0.12	0.00	54,948.48	54,948.00	0.48	0.00	140,479.00
5600-0000	OTHER REVENUE									
5755-0000	Interest on Bank Accounts	45.45	0.00	45.45	N/A	197.37	0.00	197.37	N/A	0.00
5899-0000	TOTAL OTHER REVENUE	45.45	0.00	45.45	N/A	197.37	0.00	197.37	N/A	0.00
5999-0000	TOTAL REVENUE	39,158.57	39,113.00	45.57	0.12	175,681.94	156,452.00	19,229.94	12.29	396,522.00
6000-0000	OPERATING EXPENSES									
6400-0000	REPAIRS AND MAINTENANCE									
6460-0000	LANDSCAPING AND GROUNDS									
6460-0200	Landscaping Contract	0.00	0.00	0.00	N/A	465.00	0.00	-465.00	N/A	0.00
6460-9999	TOTAL LANDSCAPING AND GROUNDS	0.00	0.00	0.00	N/A	465.00	0.00	-465.00	N/A	0.00
6499-0000	TOTAL REPAIRS AND MAINTENANCE	0.00	0.00	0.00	N/A	465.00	0.00	-465.00	N/A	0.00

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									
6520-0400	Banking Fees	5.00	0.00	-5.00	N/A	70.97	0.00	-70.97	N/A	0.00
6520-1200	Office Supplies	0.00	0.00	0.00	N/A	513.85	0.00	-513.85	N/A	0.00
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	5.00	0.00	-5.00	N/A	584.82	0.00	-584.82	N/A	0.00
6530-0000	MANAGEMENT FEES									
6530-0100	Management Fee	1,175.99	1,956.00	780.01	39.88	5,267.77	7,824.00	2,556.23	32.67	19,829.00
6530-9999	TOTAL MANAGEMENT FEES	1,175.99	1,956.00	780.01	39.88	5,267.77	7,824.00	2,556.23	32.67	19,829.00
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	1,180.99	1,956.00	775.01	39.62	5,852.59	7,824.00	1,971.41	25.20	19,829.00
6600-0000	INSURANCE									
6610-0000	Property Insurance	443.00	674.00	231.00	34.27	1,772.00	2,696.00	924.00	34.27	6,740.00
6699-0000	TOTAL INSURANCE	443.00	674.00	231.00	34.27	1,772.00	2,696.00	924.00	34.27	6,740.00
6700-0000	PROPERTY TAXES									
6710-0000	Real Property Taxes	13,500.00	13,063.00	-437.00	-3.35	65,000.00	52,252.00	-12,748.00	-24.40	130,630.00
6799-0000	TOTAL PROPERTY TAXES	13,500.00	13,063.00	-437.00	-3.35	65,000.00	52,252.00	-12,748.00	-24.40	130,630.00
7990-0000	TOTAL OPERATING EXPENSES	15,123.99	15,693.00	569.01	3.63	73,089.59	62,772.00	-10,317.59	-16.44	157,199.00
7999-0000	NET OPERATING INCOME	24,034.58	23,420.00	614.58	2.62	102,592.35	93,680.00	8,912.35	9.51	239,323.00
8100-0000	DEBT EXPENSE									

Budget Comparison

Period = Jun 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8110-0000	1st Mortgage Interest	6,261.19	6,059.00	-202.19	-3.34	24,236.87	24,236.00	-0.87	0.00	63,083.00
8149-9998	TOTAL DEBT EXPENSE	6,261.19	6,059.00	-202.19	-3.34	24,236.87	24,236.00	-0.87	0.00	63,083.00
8149-9999	TOTAL NOI WITH DEBT EXPENSE	17,773.39	17,361.00	412.39	2.38	78,355.48	69,444.00	8,911.48	12.83	176,240.00
8200-0000	DEPRECIATION EXPENSE									
8210-0000	Depreciation Expense	5,718.11	5,379.00	-339.11	-6.30	25,731.49	21,516.00	-4,215.49	-19.59	57,318.00
8239-9999	TOTAL DEPRECIATION EXPENSE	5,718.11	5,379.00	-339.11	-6.30	25,731.49	21,516.00	-4,215.49	-19.59	57,318.00
8310-0000	(OTHER INCOME)/EXPENSE									
8310-5000	Asset Mgmt Fees	391.99	500.00	108.01	21.60	1,755.92	2,000.00	244.08	12.20	5,000.00
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	391.99	500.00	108.01	21.60	1,755.92	2,000.00	244.08	12.20	5,000.00
9090-0000	NET INCOME	11,663.29	11,482.00	181.29	1.58	50,868.07	45,928.00	4,940.07	10.76	113,922.00

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	25,376.00	64.80	120,536.09	68.61
4999-9999	NET RENT REVENUE	25,376.00	64.80	120,536.09	68.61
5200-0000	REIMBURSABLE EXPENSE INCOME				
5210-0000	Monthly CAM Income	674.00	1.72	2,696.00	1.53
5230-0000	Monthly Real Estate Taxes	13,063.12	33.36	52,252.48	29.74
5499-0000	TOTAL REIMBURSABLE EXPENSE INCOME	13,737.12	35.08	54,948.48	31.28
5600-0000	OTHER REVENUE				
5755-0000	Interest on Bank Accounts	45.45	0.12	197.37	0.11
5899-0000	TOTAL OTHER REVENUE	45.45	0.12	197.37	0.11
5999-0000	TOTAL REVENUE	39,158.57	100.00	175,681.94	100.00
6000-0000	OPERATING EXPENSES				
6400-0000	REPAIRS AND MAINTENANCE				
6460-0000	LANDSCAPING AND GROUNDS				
6460-0200	Landscaping Contract	0.00	0.00	465.00	0.26
6460-9999	TOTAL LANDSCAPING AND GROUNDS	0.00	0.00	465.00	0.26
6499-0000	TOTAL REPAIRS AND MAINTENANCE	0.00	0.00	465.00	0.26
6500-0000	GENERAL AND ADMINISTRATIVE				

Cash Flow Statement

Period = Jun 2017

Book = Accrual

		Period to Date	%	Year to Date	%
6520-0000	ADMINISTRATIVE EXPENSES				
6520-0400	Banking Fees	5.00	0.01	70.97	0.04
6520-1200	Office Supplies	0.00	0.00	513.85	0.29
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	5.00	0.01	584.82	0.33
6530-0000	MANAGEMENT FEES				
6530-0100	Management Fee	1,175.99	3.00	5,267.77	3.00
6530-9999	TOTAL MANAGEMENT FEES	1,175.99	3.00	5,267.77	3.00
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	1,180.99	3.02	5,852.59	3.33
6600-0000	INSURANCE				
6610-0000	Property Insurance	443.00	1.13	1,772.00	1.01
6699-0000	TOTAL INSURANCE	443.00	1.13	1,772.00	1.01
6700-0000	PROPERTY TAXES				
6710-0000	Real Property Taxes	13,500.00	34.48	65,000.00	37.00
6799-0000	TOTAL PROPERTY TAXES	13,500.00	34.48	65,000.00	37.00
7990-0000	TOTAL OPERATING EXPENSES	15,123.99	38.62	73,089.59	41.60
7999-0000	NET OPERATING INCOME	24,034.58	61.38	102,592.35	58.40
8100-0000	DEBT EXPENSE				
8110-0000	1st Mortgage Interest	6,261.19	15.99	24,236.87	13.80
8149-9998	TOTAL DEBT EXPENSE	6,261.19	15.99	24,236.87	13.80
8149-9999	TOTAL NOI WITH DEBT EXPENSE	17,773.39	45.39	78,355.48	44.60

Cash Flow Statement

Period = Jun 2017

Book = Accrual

		Period to Date		Year to Date	
			%		%
8200-0000	DEPRECIATION EXPENSE				
8210-0000	Depreciation Expense	5,718.11	14.60	25,731.49	14.65
8239-9999	TOTAL DEPRECIATION EXPENSE	5,718.11	14.60	25,731.49	14.65
8310-0000	(OTHER INCOME)/EXPENSE				
8310-5000	Asset Mgmt Fees	391.99	1.00	1,755.92	1.00
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	391.99	1.00	1,755.92	1.00
9090-0000	NET INCOME	11,663.29	29.78	50,868.07	28.95
Adjustments					
1505-0000	Land	0.00	0.00	-237,500.00	-135.19
1510-0000	Buildings	0.00	0.00	-1,900,000.00	-1,081.50
1512-0000	Land Improvements	0.00	0.00	-237,500.00	-135.19
1530-0000	Closing Costs	0.00	0.00	-97,044.25	-55.24
1710-0000	Accumulated Depreciation - Building	4,059.83	10.37	18,269.23	10.40
1712-0000	Accumulated Depreciation - Land Improvements	1,319.44	3.37	5,937.48	3.38
1730-0000	Accumulated Depreciation - Closing Costs	338.84	0.87	1,524.78	0.87
2110-0000	Mortgage Loan 1 Origination	0.00	0.00	1,543,750.00	878.72
2210-0000	Accounts Payable	-465.00	-1.19	0.00	0.00
2320-0000	Accrued Insurance	443.00	1.13	-2,660.00	-1.51
2340-0000	Accrued Real Estate Taxes	13,500.00	34.48	157,496.79	89.65
3100-3300	CHP Wheeling - Equity	0.00	0.00	1,118,019.00	636.39
	Total Adjustments	19,196.11	49.02	370,293.03	210.77
	Cash Flow	30,859.40	78.81	421,161.10	239.73
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-0000	Operating Cash	131,087.44	161,901.39	30,813.95	

Cash Flow Statement

Period = Jun 2017

Book = Accrual

		Period to Date	%	Year to Date	%
1115-0000	Money Market	259,214.26	259,259.71	45.45	
	Total Cash	390,301.70	421,161.10	30,859.40	
Year to Date		Beginning Balance	Ending Balance	Difference	
1110-0000	Operating Cash	0.00	161,901.39	161,901.39	
1115-0000	Money Market	0.00	259,259.71	259,259.71	
	Total Cash	0.00	421,161.10	421,161.10	

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					131,087.44	= Beginning Balance =
				Check Batch 1195				465.00	130,622.44	
				Receipt Batch 1484			39,113.12		169,735.56	
				Check Batch 1203				1,175.99	168,559.57	
				Check Batch 1224				391.99	168,167.58	
				Journal Batch 2179				6,261.19	161,906.39	
				Journal Batch 2180				5.00	161,901.39	
				Net Change=30,813.95			39,113.12	8,299.17	161,901.39	= Ending Balance =
1115-0000				Money Market					259,214.26	= Beginning Balance =
				Journal Batch 2178			45.45		259,259.71	
				Net Change=45.45			45.45	0.00	259,259.71	= Ending Balance =
1310-0000				Accounts Receivable					0.00	= Beginning Balance =
				Charge Batch 523			39,113.12		39,113.12	
				Receipt Batch 1484				39,113.12	0.00	
				Net Change=0.00			39,113.12	39,113.12	0.00	= Ending Balance =
1505-0000				Land					237,500.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	237,500.00	= Ending Balance =
1510-0000				Buildings					1,900,000.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,900,000.00	= Ending Balance =
1512-0000				Land Improvements					237,500.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	237,500.00	= Ending Balance =
1530-0000				Closing Costs					97,044.25	= Beginning Balance =
				Net Change=0.00			0.00	0.00	97,044.25	= Ending Balance =
1710-0000				Accumulated Depreciation - Bui...					-14,209.40	= Beginning Balance =
chpwhe	CHP Wheeling...	06/30/2017	06/2017	Jun17 ME Entries	J-2341		0.00	4,059.83	-18,269.23	Jun17 ME Entries
				Net Change=-4,059.83			0.00	4,059.83	-18,269.23	= Ending Balance =
1712-0000				Accumulated Depreciation - La...					-4,618.04	= Beginning Balance =
chpwhe	CHP Wheeling...	06/30/2017	06/2017	Jun17 ME Entries	J-2341		0.00	1,319.44	-5,937.48	Jun17 ME Entries
				Net Change=-1,319.44			0.00	1,319.44	-5,937.48	= Ending Balance =

General Ledger

Period = Jun 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1730-0000				Accumulated Depreciation - Cl...					-1,185.94 = Beginning Balance =	
chpwhe	CHP Wheeling...	06/30/2017	06/2017	Jun17 ME Entries	J-2341		0.00	338.84	-1,524.78	Jun17 ME Entries
				Net Change=-338.84			0.00	338.84	-1,524.78 = Ending Balance =	
2110-0000				Mortgage Loan 1 Origination					-1,543,750.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-1,543,750.00 = Ending Balance =	
2210-0000				Accounts Payable					-465.00 = Beginning Balance =	
				Check Batch 1195			465.00		0.00	
				Check Batch 1203			1,175.99		1,175.99	
				Check Batch 1224			391.99		1,567.98	
				Payable Batch 993				1,175.99	391.99	
				Payable Batch 997				391.99	0.00	
				Net Change=465.00			2,032.98	1,567.98	0.00 = Ending Balance =	
2320-0000				Accrued Insurance					3,103.00 = Beginning Balance =	
chpwhe	CHP Wheeling...	06/30/2017	06/2017	Jun17 ME Entries	J-2342		0.00	443.00	2,660.00	Jun17 ME Entries
				Net Change=-443.00			0.00	443.00	2,660.00 = Ending Balance =	
2340-0000				Accrued Real Estate Taxes					-143,996.79 = Beginning Balance =	
chpwhe	CHP Wheeling...	06/30/2017	06/2017	Jun17 ME Entries	J-2342		0.00	13,500.00	-157,496.79	Jun17 ME Entries
				Net Change=-13,500.00			0.00	13,500.00	-157,496.79 = Ending Balance =	
3100-3300				CHP Wheeling - Equity					-1,118,019.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-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					-95,160.09 = Beginning Balance =	
chpwhe	CHP Wheeling...	06/01/2017	06/2017	Creation Technologies Illinois, In...	C-5686	:Post	0.00	25,376.00	-120,536.09	Base Rent (06/2017)
				Net Change=-25,376.00			0.00	25,376.00	-120,536.09 = Ending Balance =	
5210-0000				Monthly CAM Income					-2,022.00 = Beginning Balance =	
chpwhe	CHP Wheeling...	06/01/2017	06/2017	Creation Technologies Illinois, In...	C-5687	:Post	0.00	674.00	-2,696.00	Common Area Maint. (06/2017)
				Net Change=-674.00			0.00	674.00	-2,696.00 = Ending Balance =	
5230-0000				Monthly Real Estate Taxes					-39,189.36 = Beginning Balance =	

General Ledger

Period = Jun 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
chpwhe	CHP Wheeling...	06/01/2017	06/2017	Creation Technologies Illinois, In...	C-5688	:Post	0.00	13,063.12	-52,252.48	Property Tax (06/2017)
				Net Change=-13,063.12			0.00	13,063.12	-52,252.48	= Ending Balance =
5755-0000				Interest on Bank Accounts					-151.92	= Beginning Balance =
chpwhe	CHP Wheeling...	06/30/2017	06/2017	Jun17 int	J-2338		0.00	45.45	-197.37	Jun17 int
				Net Change=-45.45			0.00	45.45	-197.37	= Ending Balance =
6460-0200				Landscaping Contract					465.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	465.00	= Ending Balance =
6520-0400				Banking Fees					65.97	= Beginning Balance =
chpwhe	CHP Wheeling...	06/30/2017	06/2017	Jun17 Fee	J-2340		5.00	0.00	70.97	Jun17 fee
				Net Change=5.00			5.00	0.00	70.97	= Ending Balance =
6520-1200				Office Supplies					513.85	= Beginning Balance =
				Net Change=0.00			0.00	0.00	513.85	= Ending Balance =
6530-0100				Management Fee					4,091.78	= Beginning Balance =
chpwhe	CHP Wheeling...	06/14/2017	06/2017	SFP Commercial Real Estate (s...	P-2687	June...	1,175.99	0.00	5,267.77	June17 Mgmt Fee
				Net Change=1,175.99			1,175.99	0.00	5,267.77	= Ending Balance =
6610-0000				Property Insurance					1,329.00	= Beginning Balance =
chpwhe	CHP Wheeling...	06/30/2017	06/2017	Jun17 ME Entries	J-2342		443.00	0.00	1,772.00	Jun17 ME Entries
				Net Change=443.00			443.00	0.00	1,772.00	= Ending Balance =
6710-0000				Real Property Taxes					51,500.00	= Beginning Balance =
chpwhe	CHP Wheeling...	06/30/2017	06/2017	Jun17 ME Entries	J-2342		13,500.00	0.00	65,000.00	Jun17 ME Entries
				Net Change=13,500.00			13,500.00	0.00	65,000.00	= Ending Balance =
8110-0000				1st Mortgage Interest					17,975.68	= Beginning Balance =
chpwhe	CHP Wheeling...	06/30/2017	06/2017	Jun17 Mort	J-2339		6,261.19	0.00	24,236.87	Jun17 Loan
				Net Change=6,261.19			6,261.19	0.00	24,236.87	= Ending Balance =
8210-0000				Depreciation Expense					20,013.38	= Beginning Balance =
chpwhe	CHP Wheeling...	06/30/2017	06/2017	Jun17 ME Entries	J-2341		5,718.11	0.00	25,731.49	Jun17 ME Entries
				Net Change=5,718.11			5,718.11	0.00	25,731.49	= Ending Balance =
8310-5000				Asset Mgmt Fees					1,363.93	= Beginning Balance =

General Ledger

Period = Jun 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
chpwhe	CHP Wheeling...	06/14/2017	06/2017	Corcoran Commercial Real Est...	P-2691	June...	391.99	0.00	1,755.92	June17 AMF
				Net Change=391.99			391.99	0.00	1,755.92	= Ending Balance =
							107,799.95	107,799.95		

Trial Balance

Period = Jun 2017

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash	131,087.44	30,813.95	0.00	161,901.39
1115-0000	Money Market	259,214.26	45.45	0.00	259,259.71
1310-0000	Accounts Receivable	0.00	0.00	0.00	0.00
1505-0000	Land	237,500.00	0.00	0.00	237,500.00
1510-0000	Buildings	1,900,000.00	0.00	0.00	1,900,000.00
1512-0000	Land Improvements	237,500.00	0.00	0.00	237,500.00
1530-0000	Closing Costs	97,044.25	0.00	0.00	97,044.25
1710-0000	Accumulated Depreciation - Building	-14,209.40	0.00	4,059.83	-18,269.23
1712-0000	Accumulated Depreciation - Land Improvements	-4,618.04	0.00	1,319.44	-5,937.48
1730-0000	Accumulated Depreciation - Closing Costs	-1,185.94	0.00	338.84	-1,524.78
2110-0000	Mortgage Loan 1 Origination	-1,543,750.00	0.00	0.00	-1,543,750.00
2210-0000	Accounts Payable	-465.00	465.00	0.00	0.00
2320-0000	Accrued Insurance	3,103.00	0.00	443.00	2,660.00
2340-0000	Accrued Real Estate Taxes	-143,996.79	0.00	13,500.00	-157,496.79
3100-3300	CHP Wheeling - Equity	-1,118,019.00	0.00	0.00	-1,118,019.00
3810-0000	Retained Earnings	0.00	0.00	0.00	0.00
4507-0000	Base Rent	-95,160.09	0.00	25,376.00	-120,536.09
5210-0000	Monthly CAM Income	-2,022.00	0.00	674.00	-2,696.00
5230-0000	Monthly Real Estate Taxes	-39,189.36	0.00	13,063.12	-52,252.48
5755-0000	Interest on Bank Accounts	-151.92	0.00	45.45	-197.37
6460-0200	Landscaping Contract	465.00	0.00	0.00	465.00
6520-0400	Banking Fees	65.97	5.00	0.00	70.97
6520-1200	Office Supplies	513.85	0.00	0.00	513.85
6530-0100	Management Fee	4,091.78	1,175.99	0.00	5,267.77
6610-0000	Property Insurance	1,329.00	443.00	0.00	1,772.00
6710-0000	Real Property Taxes	51,500.00	13,500.00	0.00	65,000.00
8110-0000	1st Mortgage Interest	17,975.68	6,261.19	0.00	24,236.87
8210-0000	Depreciation Expense	20,013.38	5,718.11	0.00	25,731.49
8310-5000	Asset Mgmt Fees	1,363.93	391.99	0.00	1,755.92
	Total	0.00	58,819.68	58,819.68	0.00

Wheeling MM
Bank Reconciliation Report
4/30/2017
2158

5/17/2017

Stan Laba

Posted by: chpdan on 5/17/2017

Balance Per Bank Statement as of 4/30/2017	259,170.23
Reconciled Bank Balance	<u>259,170.23</u>
Balance per GL as of 4/30/2017	259,170.23
Reconciled Balance Per G/L	<u>259,170.23</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
4/30/2017	JE 2048	Apr17 Int	39.75	4/30/2017
Total Cleared Other Items			<u>39.75</u>	

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

Date 4/28/17 Page 1
Account Number @XXXXXXXXXX@2158
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@2158	Statement Dates	4/03/17 thru 4/30/17
Previous Balance	259,130.48	Days in the statement period	28
Deposits/Credits	.00	Average Ledger	259,130.48
Checks/Debits	.00	Average Collected	259,130.48
Service Charge	.00	Interest Earned	39.75
Interest Paid	39.75	Annual Percentage Yield Earned	0.20%
Ending Balance	259,170.23	2017 Interest Paid	107.89

Activity in Date Order		
Date	Description	Amount
4/30	Interest Deposit	39.75
		259,170.23

Interest Rate Summary	
Date	Rate
4/02	0.200000%

Wheeling Operating Account

5/17/2017

Bank Reconciliation Report*Stan Laba***4/30/2017****0217009125****Posted by: chpdan on 5/17/2017****Balance Per Bank Statement as of 4/30/2017****104,035.06****Outstanding Checks**

Check Date	Check Number	Payee	Amount
4/21/2017	1006	travelers - Travelers Insurance	3,257.00
4/21/2017	1007	oxford - CHP Oxford, LLC	1,157.00
4/21/2017	1008	travelers - Travelers Insurance	18.00
Less:	Outstanding Checks		4,432.00
	Reconciled Bank Balance		99,603.06

Balance per GL as of 4/30/2017**99,603.06****Reconciled Balance Per G/L****99,603.06****Difference**

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

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

Date	Tran #	Notes	Amount	Date Cleared
3/28/2017	1001	corcoran - Corcoran Commercial Real Estate Co	581.67	4/30/2017
4/11/2017	1002	sfp-cre - SFP Commercial Real Estate	312.00	4/30/2017
4/17/2017	1003	sfp-cre - SFP Commercial Real Estate	1,173.39	4/30/2017
4/18/2017	1004	corcoran - Corcoran Commercial Real Estate Co	391.13	4/30/2017
Total Cleared Checks			2,458.19	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
4/10/2017	2		39,113.12	4/30/2017
Total Cleared Deposits			39,113.12	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
4/30/2017	JE 2049	Apr17 Loan	-6,261.19	4/30/2017
4/30/2017	JE 2050	Apr17 Bank Fee	-5.00	4/30/2017
Total Cleared Other Items			-6,266.19	

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

Date 4/28/17 Page 1
Account Number @XXXXXXXXXX@9125
Enclosures 4

---- 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	4
Account Number @XXXXXXXXXX@9125	Statement Dates	4/03/17 thru 4/30/17
Previous Balance 73,646.32	Days in the statement period	28
1 Deposits/Credits 39,113.12	Average Ledger	106,140.15
6 Checks/Debits 8,724.38	Average Collected	106,140.15
Service Charge .00		
Interest Paid .00		
Ending Balance 104,035.06		

Activity in Date Order		
Date	Description	Amount
4/03	Wire Transfer Credit CREATION TECHNOLOGIES INTERNAT OPERATING ACCOUNT 8999 FRASERTON CT BURNABY BC V5J 5H8 CREATION APRIL RENT 20170403C1B76E1C005892 20170403QMGFNP31002727 04031609FT03	39,113.12
		112,759.44
4/03	Wire Transfer Fee	5.00-
4/04	INCLEARING CHECK # 1001	581.67-
4/07	Transfer to Loan Acct No. @XXXXXXXXXX@7845	6,261.19-
		105,911.58
4/12	INCLEARING CHECK # 1002	312.00-
4/21	INCLEARING CHECK # 1003	1,173.39-
4/27	INCLEARING CHECK # 1004	391.13-
		105,599.58
		104,426.19
		104,035.06

1st Choice Business Checking

@XXXXXXXXXX@9125

(Continued)

--- CHECKS IN NUMBER ORDER ---					
Date	Check No	Amount	Date	Check No	Amount
4/04	1001	581.67	4/21	1003	1,173.39
4/12	1002	312.00	4/27	1004	391.13
* Denotes missing check numbers					

Wheeling MM
Bank Reconciliation Report
5/31/2017
2158

Stan Laba

6/21/2017

Posted by: chprick on 6/21/2017

Balance Per Bank Statement as of 5/31/2017	259,214.26
Reconciled Bank Balance	<u>259,214.26</u>
Balance per GL as of 5/31/2017	259,214.26
Reconciled Balance Per G/L	<u>259,214.26</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
5/31/2017	JE 2182	May17 Int	44.03	5/31/2017
Total Cleared Other Items			<u>44.03</u>	

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

Date 5/31/17 Page 1
Account Number @XXXXXXXXXX@2158
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@2158	Statement Dates	5/01/17 thru 5/31/17
Previous Balance	259,170.23	Days in the statement period	31
Deposits/Credits	.00	Average Ledger	259,170.23
Checks/Debits	.00	Average Collected	259,170.23
Service Charge	.00	Interest Earned	44.03
Interest Paid	44.03	Annual Percentage Yield Earned	0.20%
Ending Balance	259,214.26	2017 Interest Paid	151.92

Activity in Date Order		
Date	Description	Amount
5/31	Interest Deposit	44.03
		259,214.26

Interest Rate Summary	
Date	Rate
4/30	0.200000%

Wheeling Operating Account
Bank Reconciliation Report
5/31/2017
0217009125

Stan Laba

6/21/2017

Posted by: chprick on 6/21/2017

Balance Per Bank Statement as of 5/31/2017	131,087.44
Reconciled Bank Balance	<u>131,087.44</u>
Balance per GL as of 5/31/2017	131,087.44
Reconciled Balance Per G/L	<u>131,087.44</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
4/21/2017	1006	travelers - Travelers Insurance	3,257.00	5/31/2017
4/21/2017	1007	oxford - CHP Oxford, LLC	1,157.00	5/31/2017
4/21/2017	1008	travelers - Travelers Insurance	18.00	5/31/2017
5/9/2017	1009	sfp-cre - SFP Commercial Real Estate	1,173.39	5/31/2017
5/9/2017	1010	corcoran - Corcoran Commercial Real Estate Co	391.13	5/31/2017
Total Cleared Checks			<u>5,996.52</u>	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
5/8/2017	3		39,113.12	5/31/2017
Total Cleared Deposits			<u>39,113.12</u>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
5/31/2017	JE 2183	May17 ME Entries	-6,059.22	5/31/2017
5/31/2017	JE 2184	May17 Fee	-5.00	5/31/2017
Total Cleared Other Items			<u>-6,064.22</u>	

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

Date 5/31/17 Page 1
Account Number @XXXXXXXXXX@9125
Enclosures 5

---- 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	5
Account Number	@XXXXXXXXXX@9125	Statement Dates	5/01/17 thru 5/31/17
Previous Balance	104,035.06	Days in the statement period	31
1 Deposits/Credits	39,113.12	Average Ledger	133,952.19
7 Checks/Debits	12,060.74	Average Collected	133,952.19
Service Charge	.00		
Interest Paid	.00		
Ending Balance	131,087.44		

Activity in Date Order		Amount	
Date	Description		
5/01	Wire Transfer Credit	39,113.12	143,148.18
	CREATION TECHNOLOGIES INTERNAT		
	OPERATING ACCOUNT		
	8999 FRASERTON CT		
	BURNABY BC V5J 5H8		
	MAY RENT		
	20170501C1B76E1C006289		
	20170501QMGFNP63002815		
	05011658FT03		
5/01	Wire Transfer Fee	5.00-	143,143.18
5/01	INCLEARING CHECK # 1007	1,157.00-	141,986.18
5/08	Transfer to Loan	6,059.22-	135,926.96
	Acct No. @XXXXXXXXXX@7845		
5/08	INCLEARING CHECK # 1006	3,257.00-	132,669.96
5/08	INCLEARING CHECK # 1008	18.00-	132,651.96
5/16	INCLEARING CHECK # 1009	1,173.39-	131,478.57

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

Activity in Date Order		
Date	Description	Amount
5/16	INCLEARING CHECK # 1010	391.13-
		131,087.44

--- CHECKS IN NUMBER ORDER ---					
Date	Check No	Amount	Date	Check No	Amount
5/08	1006	3,257.00	5/16	1009	1,173.39
5/01	1007	1,157.00	5/16	1010	391.13
5/08	1008	18.00			

* Denotes missing check numbers

Wheeling MM
Bank Reconciliation Report
6/30/2017
2158

Stan Laba

7/18/2017

Posted by: chpstan on 7/18/2017

Balance Per Bank Statement as of 6/30/2017	259,259.71
Reconciled Bank Balance	<u>259,259.71</u>
Balance per GL as of 6/30/2017	259,259.71
Reconciled Balance Per G/L	<u>259,259.71</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 2338	Jun17 int	45.45	6/30/2017
Total Cleared Other Items			<u>45.45</u>	

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

Date 6/30/17 Page 1
Account Number @XXXXXXXXXX@2158
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@2158	Statement Dates	6/01/17 thru 7/02/17
Previous Balance	259,214.26	Days in the statement period	32
Deposits/Credits	.00	Average Ledger	259,214.26
Checks/Debits	.00	Average Collected	259,214.26
Service Charge	.00	Interest Earned	45.45
Interest Paid	45.45	Annual Percentage Yield Earned	0.20%
Ending Balance	259,259.71	2017 Interest Paid	197.37

Activity in Date Order		
Date	Description	Amount
7/02	Interest Deposit	45.45
		259,259.71

Interest Rate Summary	
Date	Rate
5/31	0.200000%

Wheeling Operating Account

7/18/2017

Bank Reconciliation Report*Stan Laba***6/30/2017****0217009125****Posted by: chpstan on 7/18/2017**

Balance Per Bank Statement as of 6/30/2017	161,901.39
Reconciled Bank Balance	<u>161,901.39</u>
Balance per GL as of 6/30/2017	161,901.39
Reconciled Balance Per G/L	<u>161,901.39</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

Cleared Items:**Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
6/1/2017	1011	addlawn - Addlawn Landscaping Inc.	465.00	6/30/2017
6/14/2017	1012	sfp-cre - SFP Commercial Real Estate	1,175.99	6/30/2017
6/14/2017	1013	corcoran - Corcoran Commercial Real Estate Co	391.99	6/30/2017
Total Cleared Checks			<u>2,032.98</u>	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
6/5/2017	4		39,113.12	6/30/2017
Total Cleared Deposits			<u>39,113.12</u>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
6/30/2017	JE 2339	Jun17 Mort	-6,261.19	6/30/2017
6/30/2017	JE 2340	Jun17 Fee	-5.00	6/30/2017
Total Cleared Other Items			<u>-6,266.19</u>	

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

Date 6/30/17 Page 1
Account Number @XXXXXXXXXX@9125
Enclosures 3

---- 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	3
Account Number	@XXXXXXXXXX@9125	Statement Dates	6/01/17 thru 7/02/17
Previous Balance	131,087.44	Days in the statement period	32
1 Deposits/Credits	39,113.12	Average Ledger	164,252.44
5 Checks/Debits	8,299.17	Average Collected	164,252.44
Service Charge	.00		
Interest Paid	.00		
Ending Balance	161,901.39		

Activity in Date Order		Amount	
Date	Description		
6/01	Wire Transfer Credit	39,113.12	170,200.56
	CREATION TECHNOLOGIES INTERNAT		
	OPERATING ACCOUNT		
	8999 FRASERTON CT		
	BURNABY BC V5J 5H8		
	CREATION JUNE RENT		
	20170601C1B76E1C004768		
	20170601QMGFNP74002531		
	06011500FT01		
6/01	Wire Transfer Fee	5.00-	170,195.56
6/07	INCLEARING CHECK # 1011	465.00-	169,730.56
6/08	Transfer to Loan	6,261.19-	163,469.37
	Acct No. @XXXXXXXXXX@7845		
6/16	INCLEARING CHECK # 1012	1,175.99-	162,293.38
6/29	INCLEARING CHECK # 1013	391.99-	161,901.39

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

--- CHECKS IN NUMBER ORDER ---					
Date	Check No	Amount	Date	Check No	Amount
6/07	1011	465.00	6/29	1013	391.99
6/16	1012	1,175.99			
* Denotes missing check numbers					