



Quarterly Operational & Financial Report for:

CHP 830 Seton, LLC

3rd Quarter 2017

**830 Seton Ct
Wheeling, IL**



I. Submarket Activity

The NE Cook County submarket recorded a third quarter 2017 vacancy rate of 3.6%, up from 3.4% at the end of the second quarter and a negative net absorption of 125,607 square feet.

II. Tenant Information and Leasing Status

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

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

Suite	Tenant	SF	Start	End	Rent
10	RDS Capital, LLC	2,521	11/1/2017	4/30/2018	\$9.04 Modified Gross

The following leases expire in the next 12 months:

Suite	Tenant	SF	Expiration	Status
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.
11	Elite Coffee Services, Inc	2,500	6/30/2018	Tenant has expressed interest in renewing lease.
9	Rembrandt Hardware Group, LLC	2,500	6/30/2018	Tenant has expressed interest in renewing lease.

III. Operations

3Q17

No new operations to report.

2Q17

No new operations to report.

**830 Seton Ct
Wheeling, IL**



1Q17

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

IV. Financial

Highlights:

Net Operating Income for the third quarter is **\$71,154.59** while Net Cash Flow for the third quarter is **\$56,798.81**.

Net Operating Income YTD is **\$111,682.58** while Net Cash Flow YTD is **\$77,911.33**.

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: 09/30/2017 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Monthly	Annual	Annual
								Years	Rent	Rent/Area	Rent	Rent/Area
CHP 830 Seton, LLC (chpset)	1	JNS Power & Control Systems, Inc. (t0000321)	Modified Gross	2,800.00	5/1/2016	4/30/2020	48.00	1.42	1,950.00	0.70	23,400.00	8.36
	Spaces	Unit Code 1	Building	Floor	From 5/1/2017	To 4/30/2020	Move In 5/1/2017	Location	Area 2,800.00	Notes		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area
		BRN	Rent	1		2,800.00	5/1/2017	4/30/2018	1,950.00	0.70	23,400.00	8.36
		BRN	Rent	1		2,800.00	5/1/2018	4/30/2019	1,998.75	0.71	23,985.00	8.57
		BRN	Rent	1		2,800.00	5/1/2019	4/30/2020	2,059.00	0.74	24,708.00	8.82
CHP 830 Seton, LLC (chpset)	10	RDS Capital, LLC (t0000339)	Modified Gross	2,521.00	5/1/2015	4/30/2018	36.00	2.42	1,800.00	0.71	21,600.00	8.57
	Spaces	Unit Code 10	Building	Floor	From 5/1/2015	To 10/31/2017	Move In 5/1/2015	Location	Area 2,521.00	Notes		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area
		BRN	Rent	10		2,521.00	5/1/2015	10/31/2017	1,800.00	0.71	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	1.25	1,950.00	0.77	23,400.00	9.21
	Spaces	Unit Code 11	Building	Floor	From 7/1/2016	To 6/30/2018	Move In 7/1/2016	Location	Area 2,542.00	Notes		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area
		BRN	Rent	11		2,542.00	7/1/2017	6/30/2018	1,950.00	0.77	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	1.58	4,100.00	0.78	49,200.00	9.33
	Spaces	Unit Code 12 6	Building	Floor	From 3/1/2017 3/1/2017	To 2/28/2018 2/28/2018	Move In 3/1/2017 3/1/2017	Location	Area 2,476.00 2,800.00	Notes		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area
		BRN	Rent	12		2,476.00	3/1/2017	2/28/2018	2,050.00	0.83	24,600.00	9.94
		BRN	Rent	6		2,800.00	3/1/2017	2/28/2018	2,050.00	0.73	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	2.67	1,900.00	0.68	22,800.00	8.14
	Spaces	Unit Code 2	Building	Floor	From 2/1/2015	To 1/31/2018	Move In 2/1/2015	Location	Area 2,800.00	Notes		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area
		BRN	Rent	2		2,800.00	2/1/2017	1/30/2018	1,900.00	0.68	22,800.00	8.14
		BRN	Rent	2		2,800.00	1/31/2018	1/31/2018	1,950.00	0.70	23,400.00	8.36
CHP 830 Seton, LLC (chpset)	3, 4	Micro Format, Inc (t0000333)	Modified Gross	5,600.00	1/1/2016	12/31/2017	24.00	1.75	4,084.30	0.73	49,011.60	8.75

CHP 830 Seton, LLC

Property: chpset As of Date: 09/30/2017 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Monthly	Annual	Annual
								Years	Rent	Rent/Area	Rent	Rent/Area
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes		
		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	Amt/Area	Annual	Annual/Area
		BRN	Rent	3, 4		5,600.00	1/1/2016	12/31/2017	4,084.30	0.73	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	1.50	2,100.00	0.75	25,200.00	9.00
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes		
		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	Amt/Area	Annual	Annual/Area
		BRN	Rent	5		2,800.00	4/15/2017	4/14/2018	2,100.00	0.75	25,200.00	9.00
		BRN	Rent	5		2,800.00	4/15/2018	4/14/2019	2,160.00	0.77	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	0.58	1,950.00	0.79	23,400.00	9.45
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes		
		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	Amt/Area	Annual	Annual/Area
		BRN	Rent	7		2,476.00	3/1/2017	2/28/2018	1,950.00	0.79	23,400.00	9.45
		BRN	Rent	7		2,476.00	3/1/2018	2/28/2019	1,998.75	0.81	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	1.92	1,718.75	0.69	20,625.00	8.25
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes		
		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	Amt/Area	Annual	Annual/Area
		BRN	Rent	8		2,500.00	4/1/2017	3/31/2018	1,718.75	0.69	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	0.25	1,865.00	0.75	22,380.00	8.95
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes		
		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	Amt/Area	Annual	Annual/Area
		BRN	Rent	9		2,500.00	7/1/2017	6/30/2018	1,865.00	0.75	22,380.00	8.95
Occupancy Summary		Area		Percentage								
Occupied Area			31,815.00	100.00								
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: 09/30/2017 Post To: 09/2017 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		t0000321	JNS Power & Control Systems, Inc.	Current	0.00	0.00	0.00	0.00	0.00	-1,950.00	-1,950.00
chpset - CHP 830 Seton, LLC		t0000339	RDS Capital, LLC	Current	1,800.00	1,800.00	0.00	0.00	0.00	0.00	1,800.00
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		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		t0000364	Rembrandt Hardware Group, LLC and Maximilian Gora	Current	0.00	0.00	0.00	0.00	0.00	-2,115.00	-2,115.00
chpset - CHP 830 Seton, LLC					1,800.00	1,800.00	0.00	0.00	0.00	-16,068.05	-14,268.05
Grand Total					1,800.00	1,800.00	0.00	0.00	0.00	-16,068.05	-14,268.05

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CHP 830 Seton, LLC

30-Sep-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	

Balance Sheet (With Period Change)

Period = Sep 2017

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-0000	Operating Cash	94,128.62	75,650.00	18,478.62
1115-0000	Money Market	151,330.96	151,311.68	19.28
1120-0000	Reserve Cash	29,172.95	29,172.95	0.00
1199-0000	TOTAL CASH	274,632.53	256,134.63	18,497.90
1300-0000	ACCOUNTS RECEIVABLE			
1310-0000	Accounts Receivable	1,800.00	0.00	1,800.00
1399-0000	TOTAL ACCOUNTS RECEIVABLE	1,800.00	0.00	1,800.00
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	4,477.50	4,477.50	0.00
1525-0000	Lease-Commision Costs	5,727.85	5,727.85	0.00
1530-0000	Closing Costs	62,572.50	62,572.50	0.00
1599-9999	TOTAL PROPERTY	1,361,777.85	1,361,777.85	0.00
1700-0000	ACCUMULATED DEPRECIATION			
1710-0000	Accumulated Depreciation - Building	-16,525.65	-14,322.23	-2,203.42
1712-0000	Accumulated Depreciation - Land Improvements	-5,370.83	-4,654.72	-716.11
1720-0000	Accumulated Depreciation - Tenant Improvements	-1,119.39	-746.26	-373.13
1725-0000	Accumulated Depreciation - Lease Costs	-1,853.59	-1,506.24	-347.35
1730-0000	Accumulated Depreciation - Closing Costs	-1,758.23	-1,523.80	-234.43
1799-0000	TOTAL ACCUMULATED DEPRECIATION	-26,627.69	-22,753.25	-3,874.44
1999-9999	TOTAL ASSETS	1,611,582.69	1,595,159.23	16,423.46
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

Balance Sheet (With Period Change)

Period = Sep 2017

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
2159-9999	TOTAL MORTGAGE NOTES PAYABLES	902,300.00	902,300.00	0.00
2199-9999	TOTAL NOTES	902,300.00	902,300.00	0.00
2300-0000	ACCRUED EXPENSES			
2320-0000	Accrued Insurance	-792.00	-1,056.00	264.00
2340-0000	Accrued Real Estate Taxes	72,219.69	64,219.69	8,000.00
2399-0000	TOTAL ACCRUED EXPENSES	71,427.69	63,163.69	8,264.00
2400-0000	OTHER LIABILITIES			
2410-0000	Prepaid Receipts	16,068.05	13,718.05	2,350.00
2420-0000	Tenant Deposits	29,172.95	29,172.95	0.00
2499-0000	TOTAL OTHER LIABILITIES	45,241.00	42,891.00	2,350.00
2999-0000	TOTAL LIABILITIES	1,018,968.69	1,008,354.69	10,614.00
3000-0000	EQUITY			
3100-3400	CHP 830 Seton - Equity	545,994.00	545,994.00	0.00
3400-0000	OWNER DRAW			
3410-0000	Owner Draw	-14,868.99	-14,868.99	0.00
3810-0000	Retained Earnings	61,488.99	55,679.53	5,809.46
3899-0000	TOTAL EQUITY	592,614.00	586,804.54	5,809.46
3999-0000	TOTAL LIABILITIES AND EQUITY	1,611,582.69	1,595,159.23	16,423.46

Budget Comparison

Period = Sep 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	58,325.00	-58,325.00	-100.00	90,140.00
4507-0000	Base Rent	23,268.05	11,834.00	11,434.05	96.62	174,844.69	90,663.00	84,181.69	92.85	122,565.00
4999-9999	NET RENT REVENUE	23,268.05	21,209.00	2,059.05	9.71	174,844.69	148,988.00	25,856.69	17.35	212,705.00
5600-0000	OTHER REVENUE									
5755-0000	Interest on Bank Accounts	19.28	0.00	19.28	N/A	142.97	0.00	142.97	N/A	0.00
5899-0000	TOTAL OTHER REVENUE	19.28	0.00	19.28	N/A	142.97	0.00	142.97	N/A	0.00
5999-0000	TOTAL REVENUE	23,287.33	21,209.00	2,078.33	9.80	174,987.66	148,988.00	25,999.66	17.45	212,705.00
6000-0000	OPERATING EXPENSES									
6100-0000	RECOVERABLE UTILITIES									
6110-0000	Utility Electric	250.92	0.00	-250.92	N/A	748.56	1,000.00	251.44	25.14	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	215.39	200.00	-15.39	-7.70	771.63	1,400.00	628.37	44.88	2,000.00
6190-9999	TOTAL RECOVERABLE UTILITIES	466.31	200.00	-266.31	-133.16	1,520.19	2,650.00	1,129.81	42.63	3,920.00
6300-0000	NON RECOVERABLE UTILITIES									
6310-0000	Vacant Electric	0.00	0.00	0.00	N/A	174.57	0.00	-174.57	N/A	0.00
6320-0000	Vacant Gas	0.00	0.00	0.00	N/A	68.32	0.00	-68.32	N/A	0.00
6399-0000	TOTAL NON RECOVERABLE UTILITIES	0.00	0.00	0.00	N/A	242.89	0.00	-242.89	N/A	0.00
6400-0000	REPAIRS AND MAINTENANCE									
6410-0000	EXTERIOR BUILDING									

Budget Comparison

Period = Sep 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	2,271.60	1,600.00	-671.60	-41.98	1,600.00
6410-9999	TOTAL EXTERIOR BUILDING	0.00	800.00	800.00	100.00	2,271.60	1,600.00	-671.60	-41.98	1,600.00
6420-0000	GENERAL REPAIRS AND MAINTENANCE									
6420-0100	Contract Maintenance	0.00	250.00	250.00	100.00	1,394.18	2,000.00	605.82	30.29	3,000.00
6420-0600	Locks and Keys	0.00	0.00	0.00	N/A	446.57	0.00	-446.57	N/A	0.00
6420-0900	Plumbing	0.00	0.00	0.00	N/A	1,245.00	0.00	-1,245.00	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	1,036.61	1,500.00	463.39	30.89	3,000.00
6420-9999	TOTAL GENERAL REPAIRS AND MAINTENANCE	0.00	250.00	250.00	100.00	5,725.36	3,500.00	-2,225.36	-63.58	6,000.00
6450-0000	PARKING LOT									
6450-0200	Parking Lot Repairs	0.00	0.00	0.00	N/A	602.57	0.00	-602.57	N/A	0.00
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	602.57	1,700.00	1,097.43	64.55	2,750.00
6460-0000	LANDSCAPING AND GROUNDS									
6460-0200	Landscaping Contract	260.00	325.00	65.00	20.00	3,740.00	2,950.00	-790.00	-26.78	3,925.00
6460-9999	TOTAL LANDSCAPING AND GROUNDS	260.00	325.00	65.00	20.00	3,740.00	2,950.00	-790.00	-26.78	3,925.00
6480-0000	SAFETY SERVICES									
6480-0200	Alarms and Monitoring	0.00	40.00	40.00	100.00	858.87	280.00	-578.87	-206.74	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

Budget Comparison

Period = Sep 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6480-9999	TOTAL SAFETY SERVICES	0.00	40.00	40.00	100.00	858.87	1,380.00	521.13	37.76	1,500.00
6499-0000	TOTAL REPAIRS AND MAINTENANCE	260.00	1,415.00	1,155.00	81.63	13,198.40	11,130.00	-2,068.40	-18.58	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	1,400.00	1,400.00	100.00	2,000.00
6520-0400	Banking Fees	0.00	0.00	0.00	N/A	105.00	0.00	-105.00	N/A	0.00
6520-0800	Dues & Subscriptions	0.00	167.00	167.00	100.00	0.00	1,169.00	1,169.00	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
6520-1400	NR - Legal	0.00	0.00	0.00	N/A	337.50	0.00	-337.50	N/A	0.00
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	0.00	367.00	367.00	100.00	644.35	2,569.00	1,924.65	74.92	3,670.00
6530-0000	MANAGEMENT FEES									
6530-0100	Management Fee	1,173.40	3,027.00	1,853.60	61.24	8,754.59	20,771.00	12,016.41	57.85	29,856.00
6530-9999	TOTAL MANAGEMENT FEES	1,173.40	3,027.00	1,853.60	61.24	8,754.59	20,771.00	12,016.41	57.85	29,856.00
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	1,173.40	3,394.00	2,220.60	65.43	9,398.94	23,340.00	13,941.06	59.73	33,526.00
6600-0000	INSURANCE									
6610-0000	Property Insurance	264.00	241.00	-23.00	-9.54	1,848.00	1,687.00	-161.00	-9.54	2,410.00
6699-0000	TOTAL INSURANCE	264.00	241.00	-23.00	-9.54	1,848.00	1,687.00	-161.00	-9.54	2,410.00
6700-0000	PROPERTY TAXES									
6710-0000	Real Property Taxes	8,000.00	7,333.00	-667.00	-9.10	37,096.66	51,331.00	14,234.34	27.73	73,330.00
6799-0000	TOTAL PROPERTY TAXES	8,000.00	7,333.00	-667.00	-9.10	37,096.66	51,331.00	14,234.34	27.73	73,330.00

Budget Comparison

Period = Sep 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7990-0000	TOTAL OPERATING EXPENSES	10,163.71	12,583.00	2,419.29	19.23	63,305.08	90,138.00	26,832.92	29.77	128,961.00
7999-0000	NET OPERATING INCOME	13,123.62	8,626.00	4,497.62	52.14	111,682.58	58,850.00	52,832.58	89.78	83,744.00
8100-0000	DEBT EXPENSE									
8110-0000	1st Mortgage Interest	3,205.04	3,102.00	-103.04	-3.32	21,814.98	21,714.00	-100.98	-0.46	31,020.00
8149-9998	TOTAL DEBT EXPENSE	3,205.04	3,102.00	-103.04	-3.32	21,814.98	21,714.00	-100.98	-0.46	31,020.00
8149-9999	TOTAL NOI WITH DEBT EXPENSE	9,918.58	5,524.00	4,394.58	79.55	89,867.60	37,136.00	52,731.60	142.00	52,724.00
8200-0000	DEPRECIATION EXPENSE									
8210-0000	Depreciation Expense	3,874.44	2,920.00	-954.44	-32.69	26,627.69	20,440.00	-6,187.69	-30.27	29,200.00
8239-9999	TOTAL DEPRECIATION EXPENSE	3,874.44	2,920.00	-954.44	-32.69	26,627.69	20,440.00	-6,187.69	-30.27	29,200.00
8310-0000	(OTHER INCOME)/EXPENSE									
8310-5000	Asset Mgmt Fees	234.68	500.00	265.32	53.06	1,750.92	3,500.00	1,749.08	49.97	5,000.00
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	234.68	500.00	265.32	53.06	1,750.92	3,500.00	1,749.08	49.97	5,000.00
9090-0000	NET INCOME	5,809.46	2,104.00	3,705.46	176.12	61,488.99	13,196.00	48,292.99	365.97	18,524.00

Cash Flow Statement

Period = Sep 2017

Book = Accrual

		Period to Date	%	Year to Date	%
4000-0000	REVENUE				
4100-0000	RENT REVENUE				
4507-0000	Base Rent	23,268.05	99.92	174,844.69	99.92
4999-9999	NET RENT REVENUE	23,268.05	99.92	174,844.69	99.92
5600-0000	OTHER REVENUE				
5755-0000	Interest on Bank Accounts	19.28	0.08	142.97	0.08
5899-0000	TOTAL OTHER REVENUE	19.28	0.08	142.97	0.08
5999-0000	TOTAL REVENUE	23,287.33	100.00	174,987.66	100.00
6000-0000	OPERATING EXPENSES				
6100-0000	RECOVERABLE UTILITIES				
6110-0000	Utility Electric	250.92	1.08	748.56	0.43
6130-0000	Utility Water	215.39	0.92	771.63	0.44
6190-9999	TOTAL RECOVERABLE UTILITIES	466.31	2.00	1,520.19	0.87
6300-0000	NON RECOVERABLE UTILITIES				
6310-0000	Vacant Electric	0.00	0.00	174.57	0.10
6320-0000	Vacant Gas	0.00	0.00	68.32	0.04
6399-0000	TOTAL NON RECOVERABLE UTILITIES	0.00	0.00	242.89	0.14
6400-0000	REPAIRS AND MAINTENANCE				
6410-0000	EXTERIOR BUILDING				
6410-0200	Roofs- Gutters And Flashing	0.00	0.00	2,271.60	1.30
6410-9999	TOTAL EXTERIOR BUILDING	0.00	0.00	2,271.60	1.30

Cash Flow Statement

Period = Sep 2017

Book = Accrual

		Period to Date		%		Year to Date		%	
6420-0000	GENERAL REPAIRS AND MAINTENANCE								
6420-0100	Contract Maintenance	0.00		0.00		1,394.18		0.80	
6420-0600	Locks and Keys	0.00		0.00		446.57		0.26	
6420-0900	Plumbing	0.00		0.00		1,245.00		0.71	
6420-1100	Other - Repairs and Maintenance	0.00		0.00		1,603.00		0.92	
6420-1200	NR Other - Repairs & Maintenance	0.00		0.00		1,036.61		0.59	
6420-9999	TOTAL GENERAL REPAIRS AND MAINTENANCE	0.00		0.00		5,725.36		3.27	
6450-0000	PARKING LOT								
6450-0200	Parking Lot Repairs	0.00		0.00		602.57		0.34	
6450-9999	TOTAL PARKING LOT	0.00		0.00		602.57		0.34	
6460-0000	LANDSCAPING AND GROUNDS								
6460-0200	Landscaping Contract	260.00		1.12		3,740.00		2.14	
6460-9999	TOTAL LANDSCAPING AND GROUNDS	260.00		1.12		3,740.00		2.14	
6480-0000	SAFETY SERVICES								
6480-0200	Alarms and Monitoring	0.00		0.00		858.87		0.49	
6480-9999	TOTAL SAFETY SERVICES	0.00		0.00		858.87		0.49	
6499-0000	TOTAL REPAIRS AND MAINTENANCE	260.00		1.12		13,198.40		7.54	
6500-0000	GENERAL AND ADMINISTRATIVE								
6520-0000	ADMINISTRATIVE EXPENSES								
6520-0400	Banking Fees	0.00		0.00		105.00		0.06	
6520-1200	Office Supplies	0.00		0.00		201.85		0.12	
6520-1400	NR - Legal	0.00		0.00		337.50		0.19	

Cash Flow Statement

Period = Sep 2017

Book = Accrual

		Period to Date	%	Year to Date	%
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	0.00	0.00	644.35	0.37
6530-0000	MANAGEMENT FEES				
6530-0100	Management Fee	1,173.40	5.04	8,754.59	5.00
6530-9999	TOTAL MANAGEMENT FEES	1,173.40	5.04	8,754.59	5.00
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	1,173.40	5.04	9,398.94	5.37
6600-0000	INSURANCE				
6610-0000	Property Insurance	264.00	1.13	1,848.00	1.06
6699-0000	TOTAL INSURANCE	264.00	1.13	1,848.00	1.06
6700-0000	PROPERTY TAXES				
6710-0000	Real Property Taxes	8,000.00	34.35	37,096.66	21.20
6799-0000	TOTAL PROPERTY TAXES	8,000.00	34.35	37,096.66	21.20
7990-0000	TOTAL OPERATING EXPENSES	10,163.71	43.64	63,305.08	36.18
7999-0000	NET OPERATING INCOME	13,123.62	56.36	111,682.58	63.82
8100-0000	DEBT EXPENSE				
8110-0000	1st Mortgage Interest	3,205.04	13.76	21,814.98	12.47
8149-9998	TOTAL DEBT EXPENSE	3,205.04	13.76	21,814.98	12.47
8149-9999	TOTAL NOI WITH DEBT EXPENSE	9,918.58	42.59	89,867.60	51.36
8200-0000	DEPRECIATION EXPENSE				
8210-0000	Depreciation Expense	3,874.44	16.64	26,627.69	15.22

Cash Flow Statement

Period = Sep 2017

Book = Accrual

		Period to Date	%	Year to Date	%
8239-9999	TOTAL DEPRECIATION EXPENSE	3,874.44	16.64	26,627.69	15.22
8310-0000	(OTHER INCOME)/EXPENSE				
8310-5000	Asset Mgmt Fees	234.68	1.01	1,750.92	1.00
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	234.68	1.01	1,750.92	1.00
9090-0000	NET INCOME	5,809.46	24.95	61,488.99	35.14
	Adjustments				
1310-0000	Accounts Receivable	-1,800.00	-7.73	-1,800.00	-1.03
1505-0000	Land	0.00	0.00	-128,900.00	-73.66
1510-0000	Buildings	0.00	0.00	-1,031,200.00	-589.30
1512-0000	Land Improvements	0.00	0.00	-128,900.00	-73.66
1520-0000	Tenant Improvements	0.00	0.00	-4,477.50	-2.56
1525-0000	Lease-Commision Costs	0.00	0.00	-5,727.85	-3.27
1530-0000	Closing Costs	0.00	0.00	-62,572.50	-35.76
1710-0000	Accumulated Depreciation - Building	2,203.42	9.46	16,525.65	9.44
1712-0000	Accumulated Depreciation - Land Improvements	716.11	3.08	5,370.83	3.07
1720-0000	Accumulated Depreciation - Tenant Improvements	373.13	1.60	1,119.39	0.64
1725-0000	Accumulated Depreciation - Lease Costs	347.35	1.49	1,853.59	1.06
1730-0000	Accumulated Depreciation - Closing Costs	234.43	1.01	1,758.23	1.00
2110-0000	Mortgage Loan 1 Origination	0.00	0.00	902,300.00	515.64
2320-0000	Accrued Insurance	264.00	1.13	-792.00	-0.45
2340-0000	Accrued Real Estate Taxes	8,000.00	34.35	72,219.69	41.27
2410-0000	Prepaid Receipts	2,350.00	10.09	16,068.05	9.18
2420-0000	Tenant Deposits	0.00	0.00	29,172.95	16.67
3100-3400	CHP 830 Seton - Equity	0.00	0.00	545,994.00	312.02
3410-0000	Owner Draw	0.00	0.00	-14,868.99	-8.50
	Total Adjustments	12,688.44	54.49	213,143.54	121.80

Cash Flow Statement

Period = Sep 2017

Book = Accrual

		Period to Date	%	Year to Date	%
Cash Flow		18,497.90	79.43	274,632.53	156.94
Period to Date		Beginning Balance	Ending Balance	Difference	
1110-0000	Operating Cash	75,650.00	94,128.62	18,478.62	
1115-0000	Money Market	151,311.68	151,330.96	19.28	
1120-0000	Reserve Cash	29,172.95	29,172.95	0.00	
Total Cash		256,134.63	274,632.53	18,497.90	
Year to Date		Beginning Balance	Ending Balance	Difference	
1110-0000	Operating Cash	0.00	94,128.62	94,128.62	
1115-0000	Money Market	0.00	151,330.96	151,330.96	
1120-0000	Reserve Cash	0.00	29,172.95	29,172.95	
Total Cash		0.00	274,632.53	274,632.53	

General Ledger

Period = Sep 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash					75,650.00	= Beginning Balance =
chpset	CHP 830 Seton...	09/01/2017	09/2017	JNS Power & Control Systems, ...	R-5373	none	0.00	1,950.00	73,700.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	JNS Power & Control Systems, ...	R-5373	none	1,950.00	0.00	75,650.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	Micro Format, Inc (t0000333)	R-5505	none	0.00	4,084.30	71,565.70	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	Micro Format, Inc (t0000333)	R-5505	none	4,084.30	0.00	75,650.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	Rembrandt Hardware Group, L...	R-5506	none	0.00	1,915.00	73,735.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	Rembrandt Hardware Group, L...	R-5506	none	1,915.00	0.00	75,650.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	DTA Group and Tomasz Malysa...	R-5507	none	0.00	1,950.00	73,700.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	DTA Group and Tomasz Malysa...	R-5507	none	1,950.00	0.00	75,650.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	American Cable & Telephone, ...	R-5508	none	0.00	2,100.00	73,550.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	American Cable & Telephone, ...	R-5508	none	2,100.00	0.00	75,650.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	The Swim Team Store (t0000337)	R-5509	none	0.00	1,718.75	73,931.25	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	The Swim Team Store (t0000337)	R-5509	none	1,718.75	0.00	75,650.00	:Prog Gen prepayment transfer
				Receipt Batch 1620			4,100.00		79,750.00	
				Receipt Batch 1624			1,950.00		81,700.00	
				Check Batch 1445				568.43	81,131.57	
				Check Batch 1480				1,173.40	79,958.17	
				Check Batch 1483				234.68	79,723.49	
				Receipt Batch 1653			3,850.00		83,573.49	
				Receipt Batch 1654			7,718.05		91,291.54	
				Check Batch 1494				157.88	91,133.66	
				Receipt Batch 1661			6,200.00		97,333.66	
				Journal Batch 2580				3,205.04	94,128.62	
				Net Change=18,478.62			37,536.10	19,057.48	94,128.62	= Ending Balance =
1115-0000				Money Market					151,311.68	= Beginning Balance =
				Journal Batch 2579			19.28		151,330.96	
				Net Change=19.28			19.28	0.00	151,330.96	= Ending Balance =
1120-0000				Reserve Cash					29,172.95	= Beginning Balance =
				Net Change=0.00			0.00	0.00	29,172.95	= Ending Balance =
1310-0000				Accounts Receivable					0.00	= Beginning Balance =
chpset	CHP 830 Seton...	09/01/2017	09/2017	JNS Power & Control Systems, ...	R-5373	none	0.00	1,950.00	-1,950.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	Micro Format, Inc (t0000333)	R-5505	none	0.00	4,084.30	-6,034.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	Rembrandt Hardware Group, L...	R-5506	none	0.00	1,915.00	-7,949.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	DTA Group and Tomasz Malysa...	R-5507	none	0.00	1,950.00	-9,899.30	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	American Cable & Telephone, ...	R-5508	none	0.00	2,100.00	-11,999.30	:Prog Gen prepayment transfer

General Ledger

Period = Sep 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
chpset	CHP 830 Seton...	09/01/2017	09/2017	The Swim Team Store (t0000337)	R-5509	none	0.00	1,718.75	-13,718.05	:Prog Gen prepayment transfer
				Receipt Batch 1620				4,100.00	-17,818.05	
				Charge Batch 619			23,468.05		5,650.00	
				Charge Batch 659				200.00	5,450.00	
				Receipt Batch 1624				1,950.00	3,500.00	
				Receipt Batch 1653				1,900.00	1,600.00	
				Receipt Batch 1654			200.00		1,800.00	
				Net Change=1,800.00			23,668.05	21,868.05	1,800.00	= Ending Balance =
1505-0000				Land					128,900.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	128,900.00	= Ending Balance =
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					4,477.50	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,477.50	= Ending Balance =
1525-0000				Lease-Commision Costs					5,727.85	= Beginning Balance =
				Net Change=0.00			0.00	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...					-14,322.23	= Beginning Balance =
chpset	CHP 830 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2779		0.00	2,203.42	-16,525.65	Sep17 ME Entries
				Net Change=-2,203.42			0.00	2,203.42	-16,525.65	= Ending Balance =
1712-0000				Accumulated Depreciation - La...					-4,654.72	= Beginning Balance =
chpset	CHP 830 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2779		0.00	716.11	-5,370.83	Sep17 ME Entries
				Net Change=-716.11			0.00	716.11	-5,370.83	= Ending Balance =
1720-0000				Accumulated Depreciation - Te...					-746.26	= Beginning Balance =
chpset	CHP 830 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2779		0.00	373.13	-1,119.39	Sep17 ME Entries
				Net Change=-373.13			0.00	373.13	-1,119.39	= Ending Balance =

General Ledger

Period = Sep 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1725-0000				Accumulated Depreciation - Le...					-1,506.24 = Beginning Balance =	
chpset	CHP 830 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2779		0.00	347.35	-1,853.59	Sep17 ME Entries
				Net Change=-347.35			0.00	347.35	-1,853.59 = Ending Balance =	
1730-0000				Accumulated Depreciation - Cl...					-1,523.80 = Beginning Balance =	
chpset	CHP 830 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2779		0.00	234.43	-1,758.23	Sep17 ME Entries
				Net Change=-234.43			0.00	234.43	-1,758.23 = 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					0.00 = Beginning Balance =	
				Payable Batch 1131				308.43	-308.43	
				Payable Batch 1132				260.00	-568.43	
				Check Batch 1445			568.43		0.00	
				Check Batch 1480			1,173.40		1,173.40	
				Check Batch 1483			234.68		1,408.08	
				Payable Batch 1134				1,173.40	234.68	
				Payable Batch 1140				234.68	0.00	
				Payable Batch 1147				157.88	-157.88	
				Check Batch 1494			157.88		0.00	
				Net Change=0.00			2,134.39	2,134.39	0.00 = Ending Balance =	
2320-0000				Accrued Insurance					1,056.00 = Beginning Balance =	
chpset	CHP 830 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2780		0.00	264.00	792.00	Sep17 ME Entries
				Net Change=-264.00			0.00	264.00	792.00 = Ending Balance =	
2340-0000				Accrued Real Estate Taxes					-64,219.69 = Beginning Balance =	
chpset	CHP 830 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2780		0.00	8,000.00	-72,219.69	Sep17 ME Entries
				Net Change=-8,000.00			0.00	8,000.00	-72,219.69 = Ending Balance =	
2410-0000				Prepaid Receipts					-13,718.05 = Beginning Balance =	
chpset	CHP 830 Seton...	09/01/2017	09/2017	JNS Power & Control Systems, ...	R-5373	none	1,950.00	0.00	-11,768.05	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	Micro Format, Inc (t0000333)	R-5505	none	4,084.30	0.00	-7,683.75	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	Rembrandt Hardware Group, L...	R-5506	none	1,915.00	0.00	-5,768.75	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	DTA Group and Tomasz Malysa...	R-5507	none	1,950.00	0.00	-3,818.75	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/01/2017	09/2017	American Cable & Telephone, ...	R-5508	none	2,100.00	0.00	-1,718.75	:Prog Gen prepayment transfer

General Ledger

Period = Sep 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
chpset	CHP 830 Seton...	09/01/2017	09/2017	The Swim Team Store (t0000337)	R-5509	none	1,718.75	0.00	0.00	:Prog Gen prepayment transfer
chpset	CHP 830 Seton...	09/22/2017	09/2017	JNS Power & Control Systems, ...	R-5691	012119	0.00	1,950.00	-1,950.00	:CHECKscan Payment
chpset	CHP 830 Seton...	09/25/2017	09/2017	Micro Format, Inc (t0000333)	R-5716	9984	0.00	4,084.30	-6,034.30	:CHECKscan Payment
chpset	CHP 830 Seton...	09/25/2017	09/2017	Rembrandt Hardware Group, L...	R-5717	5250...	0.00	200.00	-6,234.30	:CHECKscan Payment
chpset	CHP 830 Seton...	09/25/2017	09/2017	Rembrandt Hardware Group, L...	R-5717	5250...	0.00	1,915.00	-8,149.30	:CHECKscan Payment
chpset	CHP 830 Seton...	09/25/2017	09/2017	The Swim Team Store (t0000337)	R-5718	022401	0.00	1,718.75	-9,868.05	:CHECKscan Payment
chpset	CHP 830 Seton...	09/29/2017	09/2017	Alexeter Technologies, LLC (t...	R-5776	001163	0.00	2,050.00	-11,918.05	:CHECKscan Payment
chpset	CHP 830 Seton...	09/29/2017	09/2017	Alexeter Technologies, LLC (t...	R-5776	001163	0.00	2,050.00	-13,968.05	:CHECKscan Payment
chpset	CHP 830 Seton...	09/29/2017	09/2017	American Cable & Telephone, ...	R-5777	1016910	0.00	2,100.00	-16,068.05	:CHECKscan Payment
Net Change=-2,350.00							13,718.05	16,068.05	-16,068.05	= Ending Balance =
2420-0000	Tenant Deposits								-29,172.95	= Beginning Balance =
	Net Change=0.00						0.00	0.00	-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 =
3410-0000	Owner Draw								14,868.99	= Beginning Balance =
	Net Change=0.00						0.00	0.00	14,868.99	= 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								-151,576.64	= Beginning Balance =
chpset	CHP 830 Seton...	09/01/2017	09/2017	JNS Power & Control Systems, ...	C-6804	:Post	0.00	1,950.00	-153,526.64	Base Rent (09/2017)
chpset	CHP 830 Seton...	09/01/2017	09/2017	DSK Enterprises, Inc. (t0000332)	C-6805	:Post	0.00	1,900.00	-155,426.64	Base Rent (09/2017)
chpset	CHP 830 Seton...	09/01/2017	09/2017	Micro Format, Inc (t0000333)	C-6806	:Post	0.00	4,084.30	-159,510.94	Base Rent (09/2017)
chpset	CHP 830 Seton...	09/01/2017	09/2017	American Cable & Telephone, ...	C-6807	:Post	0.00	2,100.00	-161,610.94	Base Rent (09/2017)
chpset	CHP 830 Seton...	09/01/2017	09/2017	Alexeter Technologies, LLC (t...	C-6808	:Post	0.00	2,050.00	-163,660.94	Base Rent (09/2017)
chpset	CHP 830 Seton...	09/01/2017	09/2017	Alexeter Technologies, LLC (t...	C-6809	:Post	0.00	2,050.00	-165,710.94	Base Rent (09/2017)
chpset	CHP 830 Seton...	09/01/2017	09/2017	The Swim Team Store (t0000337)	C-6810	:Post	0.00	1,718.75	-167,429.69	Base Rent (09/2017)
chpset	CHP 830 Seton...	09/01/2017	09/2017	RDS Capital, LLC (t0000339)	C-6811	:Post	0.00	1,800.00	-169,229.69	Base Rent (09/2017)
chpset	CHP 830 Seton...	09/01/2017	09/2017	Elite Coffee Services, Inc (t00...	C-6812	:Post	0.00	1,950.00	-171,179.69	Base Rent (09/2017)
chpset	CHP 830 Seton...	09/01/2017	09/2017	DTA Group and Tomasz Malysa...	C-6813	:Post	0.00	1,950.00	-173,129.69	Base Rent (09/2017)
chpset	CHP 830 Seton...	09/01/2017	09/2017	Rembrandt Hardware Group, L...	C-6814	:Post	0.00	1,915.00	-175,044.69	Base Rent (09/2017)
chpset	CHP 830 Seton...	09/02/2017	09/2017	Rembrandt Hardware Group, L...	C-7329		200.00	0.00	-174,844.69	Jul-Aug-Sep-Oct Rent Adj - per lease
Net Change=-23,268.05							200.00	23,468.05	-174,844.69	= Ending Balance =

General Ledger

Period = Sep 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
5755-0000				Interest on Bank Accounts					-123.69 = Beginning Balance =	
chpset	CHP 830 Seton...	09/30/2017	09/2017	Sep17 Int	J-2724		0.00	19.28	-142.97	Sep17 Int
				Net Change=-19.28			0.00	19.28	-142.97 = Ending Balance =	
6110-0000				Utility Electric					497.64 = Beginning Balance =	
chpset	CHP 830 Seton...	08/18/2017	09/2017	Com Ed (comed)	P-3158	93.04	93.04	0.00	590.68	
chpset	CHP 830 Seton...	09/18/2017	09/2017	Com Ed (comed)	P-3271	2814...	157.88	0.00	748.56	
				Net Change=250.92			250.92	0.00	748.56 = Ending Balance =	
6130-0000				Utility Water					556.24 = Beginning Balance =	
chpset	CHP 830 Seton...	08/31/2017	09/2017	Village of Wheeling (wheeling)	P-3185	5212...	215.39	0.00	771.63	
				Net Change=215.39			215.39	0.00	771.63 = Ending Balance =	
6310-0000				Vacant Electric					174.57 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	174.57 = Ending Balance =	
6320-0000				Vacant Gas					68.32 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	68.32 = Ending Balance =	
6410-0200				Roofs- Gutters And Flashing					2,271.60 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	2,271.60 = Ending Balance =	
6420-0100				Contract Maintenance					1,394.18 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	1,394.18 = Ending Balance =	
6420-0600				Locks and Keys					446.57 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	446.57 = Ending Balance =	
6420-0900				Plumbing					1,245.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	1,245.00 = 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					1,036.61 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	1,036.61 = Ending Balance =	
6450-0200				Parking Lot Repairs					602.57 = Beginning Balance =	

General Ledger

Period = Sep 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	602.57	= Ending Balance =
6460-0200				Landscaping Contract					3,480.00	= Beginning Balance =
chpset	CHP 830 Seton...	09/01/2017	09/2017	Addlawn Landscaping Inc. (ad...	P-3193	2017...	260.00	0.00	3,740.00	
				Net Change=260.00			260.00	0.00	3,740.00	= Ending Balance =
6480-0200				Alarms and Monitoring					858.87	= Beginning Balance =
				Net Change=0.00			0.00	0.00	858.87	= Ending Balance =
6520-0400				Banking Fees					105.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	105.00	= Ending Balance =
6520-1200				Office Supplies					201.85	= Beginning Balance =
				Net Change=0.00			0.00	0.00	201.85	= Ending Balance =
6520-1400				NR - Legal					337.50	= Beginning Balance =
				Net Change=0.00			0.00	0.00	337.50	= Ending Balance =
6530-0100				Management Fee					7,581.19	= Beginning Balance =
chpset	CHP 830 Seton...	09/18/2017	09/2017	SFP Commercial Real Estate (s...	P-3237	Sep1...	1,173.40	0.00	8,754.59	Sep17 Mgmt Fee
				Net Change=1,173.40			1,173.40	0.00	8,754.59	= Ending Balance =
6610-0000				Property Insurance					1,584.00	= Beginning Balance =
chpset	CHP 830 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2780		264.00	0.00	1,848.00	Sep17 ME Entries
				Net Change=264.00			264.00	0.00	1,848.00	= Ending Balance =
6710-0000				Real Property Taxes					29,096.66	= Beginning Balance =
chpset	CHP 830 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2780		8,000.00	0.00	37,096.66	Sep17 ME Entries
				Net Change=8,000.00			8,000.00	0.00	37,096.66	= Ending Balance =
8110-0000				1st Mortgage Interest					18,609.94	= Beginning Balance =
chpset	CHP 830 Seton...	09/30/2017	09/2017	Sep17 Loan	J-2725		3,205.04	0.00	21,814.98	Sep17 Loan
				Net Change=3,205.04			3,205.04	0.00	21,814.98	= Ending Balance =
8210-0000				Depreciation Expense					22,753.25	= Beginning Balance =
chpset	CHP 830 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2779		3,874.44	0.00	26,627.69	Sep17 ME Entries
				Net Change=3,874.44			3,874.44	0.00	26,627.69	= Ending Balance =

General Ledger

Period = Sep 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
8310-5000				Asset Mgmt Fees					1,516.24	= Beginning Balance =
chpset	CHP 830 Seton...	09/18/2017	09/2017	Corcoran Commercial Real Est...	P-3243	Sep1...	234.68	0.00	1,750.92	Sep17 AMF
				Net Change=234.68			234.68	0.00	1,750.92	= Ending Balance =
							94,753.74	94,753.74		

Trial Balance

Period = Sep 2017

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash	75,650.00	18,478.62	0.00	94,128.62
1115-0000	Money Market	151,311.68	19.28	0.00	151,330.96
1120-0000	Reserve Cash	29,172.95	0.00	0.00	29,172.95
1310-0000	Accounts Receivable	0.00	1,800.00	0.00	1,800.00
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	4,477.50	0.00	0.00	4,477.50
1525-0000	Lease-Commision Costs	5,727.85	0.00	0.00	5,727.85
1530-0000	Closing Costs	62,572.50	0.00	0.00	62,572.50
1710-0000	Accumulated Depreciation - Building	-14,322.23	0.00	2,203.42	-16,525.65
1712-0000	Accumulated Depreciation - Land Improvements	-4,654.72	0.00	716.11	-5,370.83
1720-0000	Accumulated Depreciation - Tenant Improvements	-746.26	0.00	373.13	-1,119.39
1725-0000	Accumulated Depreciation - Lease Costs	-1,506.24	0.00	347.35	-1,853.59
1730-0000	Accumulated Depreciation - Closing Costs	-1,523.80	0.00	234.43	-1,758.23
2110-0000	Mortgage Loan 1 Origination	-902,300.00	0.00	0.00	-902,300.00
2210-0000	Accounts Payable	0.00	0.00	0.00	0.00
2320-0000	Accrued Insurance	1,056.00	0.00	264.00	792.00
2340-0000	Accrued Real Estate Taxes	-64,219.69	0.00	8,000.00	-72,219.69
2410-0000	Prepaid Receipts	-13,718.05	0.00	2,350.00	-16,068.05
2420-0000	Tenant Deposits	-29,172.95	0.00	0.00	-29,172.95
3100-3400	CHP 830 Seton - Equity	-545,994.00	0.00	0.00	-545,994.00
3410-0000	Owner Draw	14,868.99	0.00	0.00	14,868.99
3810-0000	Retained Earnings	0.00	0.00	0.00	0.00
4507-0000	Base Rent	-151,576.64	0.00	23,268.05	-174,844.69
5755-0000	Interest on Bank Accounts	-123.69	0.00	19.28	-142.97
6110-0000	Utility Electric	497.64	250.92	0.00	748.56
6130-0000	Utility Water	556.24	215.39	0.00	771.63
6310-0000	Vacant Electric	174.57	0.00	0.00	174.57
6320-0000	Vacant Gas	68.32	0.00	0.00	68.32
6410-0200	Roofs- Gutters And Flashing	2,271.60	0.00	0.00	2,271.60

Trial Balance

Period = Sep 2017

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
6420-0100	Contract Maintenance	1,394.18	0.00	0.00	1,394.18
6420-0600	Locks and Keys	446.57	0.00	0.00	446.57
6420-0900	Plumbing	1,245.00	0.00	0.00	1,245.00
6420-1100	Other - Repairs and Maintenance	1,603.00	0.00	0.00	1,603.00
6420-1200	NR Other - Repairs & Maintenance	1,036.61	0.00	0.00	1,036.61
6450-0200	Parking Lot Repairs	602.57	0.00	0.00	602.57
6460-0200	Landscaping Contract	3,480.00	260.00	0.00	3,740.00
6480-0200	Alarms and Monitoring	858.87	0.00	0.00	858.87
6520-0400	Banking Fees	105.00	0.00	0.00	105.00
6520-1200	Office Supplies	201.85	0.00	0.00	201.85
6520-1400	NR - Legal	337.50	0.00	0.00	337.50
6530-0100	Management Fee	7,581.19	1,173.40	0.00	8,754.59
6610-0000	Property Insurance	1,584.00	264.00	0.00	1,848.00
6710-0000	Real Property Taxes	29,096.66	8,000.00	0.00	37,096.66
8110-0000	1st Mortgage Interest	18,609.94	3,205.04	0.00	21,814.98
8210-0000	Depreciation Expense	22,753.25	3,874.44	0.00	26,627.69
8310-5000	Asset Mgmt Fees	1,516.24	234.68	0.00	1,750.92
	Total	0.00	37,775.77	37,775.77	0.00



Account: CHP 830 Seton Loan Current Time: 10/11/17 3:54:38 PM

Current Balance: 902,300.00

Date ▼	Ref/Check No	Description	Debit	Credit	Balance
10/06/2017		Automatic Transfer from DDA		3,101.66	902,300.00
		Total to Interest Payment		3,101.66	
09/06/2017		Automatic Transfer from DDA		3,205.04	902,300.00
		Total to Interest Payment		3,205.04	
08/04/2017		Automatic Transfer from DDA		3,205.05	902,300.00
		Total to Interest Payment		3,205.05	
07/06/2017		Automatic Transfer from DDA		3,101.65	902,300.00
		Total to Interest Payment		3,101.65	
06/06/2017		Automatic Transfer from DDA		3,205.05	902,300.00
		Total to Interest Payment		3,205.05	
05/05/2017		Automatic Transfer from DDA		3,101.66	902,300.00
		Total to Interest Payment		3,101.66	
04/06/2017		Automatic Transfer from DDA		3,205.04	902,300.00
		Total to Interest Payment		3,205.04	
03/06/2017		Automatic Transfer from DDA		2,791.49	902,300.00
		Total to Interest Payment		2,791.49	
02/10/2017		500007837 CHP830-LOAN PROCEEDS W/T TITLE	(902,300.00)		902,300.00
Totals:		Transactions: 9	Debits: (902,300.00)	Credits: 24,916.64	

830 Seton MM
Bank Reconciliation Report
9/30/2017
2133

Stan Laba

10/11/2017

Posted by: chpstan on 10/11/2017

Balance Per Bank Statement as of 9/30/2017	151,330.96
Reconciled Bank Balance	<u>151,330.96</u>
Balance per GL as of 9/30/2017	151,330.96
Reconciled Balance Per G/L	<u>151,330.96</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
9/30/2017	JE 2724	Sep17 Int	19.28	9/30/2017
Total Cleared Other Items			<u>19.28</u>	

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

Date 9/29/17 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	9/01/17 thru 10/01/17
Previous Balance	151,311.68	Days in the statement period	31
Deposits/Credits	.00	Average Ledger	151,311.68
Checks/Debits	.00	Average Collected	151,311.68
Service Charge	.00	Interest Earned	19.28
Interest Paid	19.28	Annual Percentage Yield Earned	0.15%
Ending Balance	151,330.96	2017 Interest Paid	142.96

Activity in Date Order		
Date	Description	Amount
10/01	Interest Deposit	151,330.96

Interest Rate Summary	
Date	Rate
8/31	0.150000%

830 Seton Operating Account

Stan Laba

10/11/2017

Bank Reconciliation Report

9/30/2017

0217009109

Posted by: chpstan on 10/11/2017

Balance Per Bank Statement as of 9/30/2017

88,086.50

Outstanding Deposits

Deposit Date	Deposit Number	Amount
9/29/2017	39	6,200.00
Plus:	Outstanding Deposits	6,200.00

Outstanding Checks

Check Date	Check Number	Payee	Amount
9/29/2017	1068	comed - Com Ed	157.88
Less:	Outstanding Checks		157.88
	Reconciled Bank Balance		94,128.62

Balance per GL as of 9/30/2017

94,128.62

Reconciled Balance Per G/L

94,128.62

Difference

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

0.00

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
8/29/2017	1062	mainstream - Mainstream Real Estate Services, Inc	825.00	9/30/2017
9/14/2017	1063	addlawn - Addlawn Landscaping Inc.	260.00	9/30/2017
9/14/2017	1064	comed - Com Ed	93.04	9/30/2017
9/14/2017	1065	wheeling - Village of Wheeling	215.39	9/30/2017
9/18/2017	1066	sfp-cre - SFP Commercial Real Estate	1,173.40	9/30/2017
9/18/2017	1067	corcoran - Corcoran Commercial Real Estate Co	234.68	9/30/2017
Total Cleared Checks			2,801.51	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
9/1/2017	35	:CHECKscan Deposit	4,100.00	9/30/2017
9/5/2017	36	:CHECKscan Deposit	1,950.00	9/30/2017
9/22/2017	37	:CHECKscan Deposit	3,850.00	9/30/2017
9/25/2017	38	:CHECKscan Deposit	7,718.05	9/30/2017
Total Cleared Deposits			17,618.05	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
9/30/2017	JE 2725	Sep17 Loan	-3,205.04	9/30/2017
Total Cleared Other Items			-3,205.04	

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

Date 9/29/17 Page 1
Account Number @XXXXXXXXXX@9109
Enclosures 6

---- 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	6
Account Number @XXXXXXXXXX@9109	Statement Dates	9/01/17 thru 10/01/17
Previous Balance	Days in the statement period	31
4 Deposits/Credits	Average Ledger	79,639.04
7 Checks/Debits	Average Collected	79,639.04
Service Charge		.00
Interest Paid		.00
Ending Balance		88,086.50

Activity in Date Order	Date	Description	Amount	
9/05 Settlement SFPCOMM-830SET0A	9/05		4,100.00	80,575.00
9000326709	17/09/05			
ID #-YF6MC2				
TRACE #-111924688370242				
9/05 INCLEARING CHECK # 1062			825.00-	79,750.00
9/06 Settlement SFPCOMM-830SET0A	9/06		1,950.00	81,700.00
9000326709	17/09/06			
ID #-8Q2BD2				
TRACE #-111924689022058				
9/06 Transfer to Loan	9/06		3,205.04-	78,494.96
Acct No. @XXXXXXXXXX@7837				
9/19 INCLEARING CHECK # 1066	9/19		1,173.40-	77,321.56
9/20 INCLEARING CHECK # 1063	9/20		260.00-	77,061.56
9/20 INCLEARING CHECK # 1064	9/20		93.04-	76,968.52
9/20 INCLEARING CHECK # 1065	9/20		215.39-	76,753.13

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

Activity in Date Order				
Date	Description	Amount		
9/25	Settlement SFPCOMM-830SET0A 9000326709 17/09/25 ID #-3Z1ZD2 TRACE #-111924689617160	3,850.00		80,603.13
9/27	Settlement SFPCOMM-830SET0A 9000326709 17/09/27 ID #-4WN1F2 TRACE #-111924689694909	7,718.05		88,321.18
9/27	INCLEARING CHECK # 1067	234.68-		88,086.50

--- CHECKS IN NUMBER ORDER ---					
Date	Check No	Amount	Date	Check No	Amount
9/05	1062	825.00	9/20	1065	215.39
9/20	1063	260.00	9/19	1066	1,173.40
9/20	1064	93.04	9/27	1067	234.68

* Denotes missing check numbers

830 Seton RA
Bank Reconciliation Report
9/30/2017
9117

Stan Laba

10/11/2017

Posted by: chpstan on 10/11/2017

Balance Per Bank Statement as of 9/30/2017	29,172.95
Reconciled Bank Balance	<u>29,172.95</u>
Balance per GL as of 9/30/2017	29,172.95
Reconciled Balance Per G/L	<u>29,172.95</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

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

Date 9/29/17 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	9/01/17 thru 10/01/17
Previous Balance	29,172.95	Days in the statement period	31
Deposits/Credits	.00	Average Ledger	29,172.95
Checks/Debits	.00	Average Collected	29,172.95
Service Charge	.00		
Interest Paid	.00		
Ending Balance	29,172.95		