



Quarterly Operational & Financial Report for:

CHP 925 Seton, LLC

3rd Quarter 2017

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

The following lease renewal was completed during the 3rd quarter:

Suite	Tenant	SF	Start	End	Rent
10	A Gramer Painting, LLC	2,576	8/1/2017	7/31/2021	\$8.60 Modified Gross

The following leases expire in the next 12 months:

Suite	Tenant	SF	Expiration	Status
1-2	American Building Services, LL	5,693	4/30/2018	Tenant has expressed interest in renewing lease.

III. Operations

3Q17

No new operations to report.

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 third quarter is **\$50,195.07** while Net Cash Flow for the third quarter is **\$36,988.93**.

Net Operating Income YTD is **\$106,754.52** while Net Cash Flow YTD is **\$79,453.21**.

**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: 09/30/2017 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	4/30/2018	18.00	0.92	3,750.00	45,000.00	7.90
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		1-2			5/1/2017	10/31/2017	5/1/2017		5,693.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	1-2		5,693.00	5/1/2017	10/31/2017	3,750.00	45,000.00	7.90
CHP 925 Seton LLC (chpset9)	10	A Gramer Painting, Inc (t0000329)	Modified Gross	2,576.00	7/1/2015	7/31/2021	73.00	2.25	1,846.00	22,152.00	8.60
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		10			8/1/2017	7/31/2021	8/1/2017		2,576.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	10		2,576.00	8/1/2017	7/31/2018	1,846.00	22,152.00	8.60
		BRN	Rent	10		2,576.00	8/1/2018	7/31/2019	1,911.00	22,932.00	8.90
		BRN	Rent	10		2,576.00	8/1/2019	7/31/2020	1,977.00	23,724.00	9.21
		BRN	Rent	10		2,576.00	8/1/2020	7/31/2021	2,036.00	24,432.00	9.48
CHP 925 Seton LLC (chpset9)	11	Prospect Grinding, Inc (t0000330)	Modified Gross	2,576.00	7/1/2016			1.25	2,247.40	26,968.80	10.47
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		11			7/1/2016		7/1/2016		2,576.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	11		2,576.00	7/1/2017		2,247.40	26,968.80	10.47
CHP 925 Seton LLC (chpset9)	12	Interhome Design (t0000331)	Modified Gross	2,563.00	5/1/2013	6/30/2019	74.00	4.42	1,750.00	21,000.00	8.19
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		12			5/1/2013	6/30/2019	5/1/2013		2,563.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	12		2,563.00	7/1/2017	6/30/2019	1,750.00	21,000.00	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	1.58	3,605.00	43,260.00	7.72
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		3-4			3/18/2016	4/17/2019	3/18/2016		5,600.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	3-4		5,600.00	4/18/2017	4/17/2018	3,605.00	43,260.00	7.73

CHP 925 Seton, LLC

Property: chpset9 As of Date: 09/30/2017 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Annual	Annual
								Years	Rent	Rent	Rent / Area
		BRN	Rent	3-4		5,600.00	4/18/2018	4/17/2019	3,713.00	44,556.00	7.96
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	1.00	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	5.58	0.00	0.00	0.00
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		7			9/20/2017	9/30/2022	9/20/2017		2,495.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	7		2,495.00	9/20/2017	9/30/2017	0.00	0.00	0.00
		BRN	Rent	7		2,495.00	10/1/2017	9/30/2018	1,600.00	19,200.00	7.70
		BRN	Rent	7		2,495.00	10/1/2018	9/30/2019	1,648.00	19,776.00	7.93
		BRN	Rent	7		2,495.00	10/1/2019	9/30/2020	1,698.00	20,376.00	8.17
		BRN	Rent	7		2,495.00	10/1/2020	9/30/2021	1,749.00	20,988.00	8.41
		BRN	Rent	7		2,495.00	10/1/2021	9/30/2022	1,801.00	21,612.00	8.66
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	1.17	1,708.33	20,499.96	7.85
	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	8/1/2017	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	1.33	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

CHP 925 Seton, LLC

Property: chpset9 As of Date: 09/30/2017 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Annual	Annual
								Years	Rent	Rent	Rent / Area
		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
Total	32,325.00	100.00

Aged Receivable

DB Caption: CHP-LIVE Property: chpset9 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
chpset9 - CHP 925 Seton LLC											
chpset9 - CHP 925 Seton LLC		t0000329	A Gramer Painting, Inc	Current	3,692.00	1,846.00	1,846.00	0.00	0.00	0.00	3,692.00
chpset9 - CHP 925 Seton LLC		t0000330	Prospect Grinding, Inc	Current	0.72	0.72	0.00	0.00	0.00	0.00	0.72
chpset9 - CHP 925 Seton LLC		t0000331	Interhome Design	Current	0.00	0.00	0.00	0.00	0.00	-0.50	-0.50
chpset9 - CHP 925 Seton LLC		t0000325	Atlas Billard Supplies, LLC	Current	3,570.00	3,570.00	0.00	0.00	0.00	0.00	3,570.00
chpset9 - CHP 925 Seton LLC		t0000326	HK Woodwork, LLC	Current	0.00	0.00	0.00	0.00	0.00	-2,050.00	-2,050.00
chpset9 - CHP 925 Seton LLC					7,262.72	5,416.72	1,846.00	0.00	0.00	-2,050.50	5,212.22
Grand Total					7,262.72	5,416.72	1,846.00	0.00	0.00	-2,050.50	5,212.22

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CHP 925 Seton, LLC

30-Sep-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			

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	73,702.62	63,055.88	10,646.74
1115-0000	Money Market	140,818.03	140,800.09	17.94
1120-0000	Reserve Cash	24,194.73	24,194.73	0.00
1199-0000	TOTAL CASH	238,715.38	228,050.70	10,664.68
1300-0000	ACCOUNTS RECEIVABLE			
1310-0000	Accounts Receivable	7,262.72	5,416.36	1,846.36
1399-0000	TOTAL ACCOUNTS RECEIVABLE	7,262.72	5,416.36	1,846.36
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
1525-0000	Lease-Commision Costs	2,450.00	2,450.00	0.00
1530-0000	Closing Costs	64,911.00	64,911.00	0.00
1599-9999	TOTAL PROPERTY	1,437,361.00	1,437,361.00	0.00
1700-0000	ACCUMULATED DEPRECIATION			
1710-0000	Accumulated Depreciation - Building	-17,564.10	-12,880.34	-4,683.76
1712-0000	Accumulated Depreciation - Land Improvements	-5,708.33	-4,186.11	-1,522.22
1725-0000	Accumulated Depreciation - Lease Costs	-68.33	0.00	-68.33
1730-0000	Accumulated Depreciation - Closing Costs	-1,825.50	-1,338.70	-486.80
1799-0000	TOTAL ACCUMULATED DEPRECIATION	-25,166.26	-18,405.15	-6,761.11
1999-9999	TOTAL ASSETS	1,658,172.84	1,652,422.91	5,749.93
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

Balance Sheet (With Period Change)

Period = Sep 2017

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
2199-9999	TOTAL NOTES	959,000.00	959,000.00	0.00
2300-0000	ACCRUED EXPENSES			
2320-0000	Accrued Insurance	-791.00	-1,319.00	528.00
2340-0000	Accrued Real Estate Taxes	58,593.89	45,593.89	13,000.00
2399-0000	TOTAL ACCRUED EXPENSES	57,802.89	44,274.89	13,528.00
2400-0000	OTHER LIABILITIES			
2410-0000	Prepaid Receipts	2,050.50	3,000.00	-949.50
2420-0000	Tenant Deposits	24,194.73	24,194.73	0.00
2499-0000	TOTAL OTHER LIABILITIES	26,245.23	27,194.73	-949.50
2999-0000	TOTAL LIABILITIES	1,043,048.12	1,030,469.62	12,578.50
3000-0000	EQUITY			
3100-3500	CHP 925 Seton - Equity	574,020.00	574,020.00	0.00
3400-0000	OWNER DRAW			
3410-0000	Owner Draw	-15,632.23	-15,632.23	0.00
3810-0000	Retained Earnings	56,736.95	63,565.52	-6,828.57
3899-0000	TOTAL EQUITY	615,124.72	621,953.29	-6,828.57
3999-0000	TOTAL LIABILITIES AND EQUITY	1,658,172.84	1,652,422.91	5,749.93

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	1,825.00	-1,825.00	-100.00	0.00	3,650.00	-3,650.00	-100.00	9,125.00
4507-0000	Base Rent	21,249.73	13,406.00	7,843.73	58.51	166,504.66	115,893.00	50,611.66	43.67	153,528.00
4999-9999	NET RENT REVENUE	21,249.73	15,231.00	6,018.73	39.52	166,504.66	119,543.00	46,961.66	39.28	162,653.00
5600-0000	OTHER REVENUE									
5755-0000	Interest on Bank Accounts	17.94	0.00	17.94	N/A	133.05	0.00	133.05	N/A	0.00
5899-0000	TOTAL OTHER REVENUE	17.94	0.00	17.94	N/A	133.05	0.00	133.05	N/A	0.00
5999-0000	TOTAL REVENUE	21,267.67	15,231.00	6,036.67	39.63	166,637.71	119,543.00	47,094.71	39.40	162,653.00
6000-0000	OPERATING EXPENSES									
6100-0000	RECOVERABLE UTILITIES									
6110-0000	Utility Electric	314.49	0.00	-314.49	N/A	992.82	1,000.00	7.18	0.72	1,500.00
6120-0000	Utility Gas	32.34	250.00	217.66	87.06	472.36	500.00	27.64	5.53	500.00
6130-0000	Utility Water	2,518.86	700.00	-1,818.86	-259.84	5,080.48	4,900.00	-180.48	-3.68	7,000.00
6190-9999	TOTAL RECOVERABLE UTILITIES	2,865.69	950.00	-1,915.69	-201.65	6,545.66	6,400.00	-145.66	-2.28	9,000.00
6300-0000	NON RECOVERABLE UTILITIES									
6310-0000	Vacant Electric	0.00	250.00	250.00	100.00	0.00	1,750.00	1,750.00	100.00	2,500.00
6320-0000	Vacant Gas	0.00	250.00	250.00	100.00	0.00	2,150.00	2,150.00	100.00	3,300.00
6399-0000	TOTAL NON RECOVERABLE UTILITIES	0.00	500.00	500.00	100.00	0.00	3,900.00	3,900.00	100.00	5,800.00
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	0.00	1,600.00	1,600.00	100.00	1,600.00
6410-9999	TOTAL EXTERIOR BUILDING	0.00	800.00	800.00	100.00	0.00	1,600.00	1,600.00	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	1,400.00	1,061.75	75.84	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	1,010.50	1,000.00	-10.50	-1.05	2,000.00
6420-9999	TOTAL GENERAL REPAIRS AND MAINTENANCE	0.00	200.00	200.00	100.00	1,513.75	2,400.00	886.25	36.93	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	3,600.00	2,500.00	-1,100.00	-44.00	3,100.00
6460-9999	TOTAL LANDSCAPING AND GROUNDS	260.00	300.00	40.00	13.33	3,600.00	2,500.00	-1,100.00	-44.00	3,100.00
6480-0000	SAFETY SERVICES									
6480-0200	Alarms and Monitoring	0.00	0.00	0.00	N/A	858.87	120.00	-738.87	-615.72	180.00
6480-9999	TOTAL SAFETY SERVICES	0.00	0.00	0.00	N/A	858.87	120.00	-738.87	-615.72	180.00
6499-0000	TOTAL REPAIRS AND MAINTENANCE	260.00	1,300.00	1,040.00	80.00	5,972.62	8,320.00	2,347.38	28.21	11,880.00

Budget Comparison

Period = Sep 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	1,400.00	1,400.00	100.00	2,000.00
6520-0400	Banking Fees	0.00	0.00	0.00	N/A	135.00	0.00	-135.00	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	674.35	2,569.00	1,894.65	73.75	3,670.00
6530-0000	MANAGEMENT FEES									
6530-0100	Management Fee	1,062.49	849.00	-213.49	-25.15	8,327.44	6,408.00	-1,919.44	-29.95	8,826.00
6530-9999	TOTAL MANAGEMENT FEES	1,062.49	849.00	-213.49	-25.15	8,327.44	6,408.00	-1,919.44	-29.95	8,826.00
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	1,062.49	1,216.00	153.51	12.62	9,001.79	8,977.00	-24.79	-0.28	12,496.00
6600-0000	INSURANCE									
6610-0000	Property Insurance	528.00	241.00	-287.00	-119.09	1,848.00	1,687.00	-161.00	-9.54	2,410.00
6699-0000	TOTAL INSURANCE	528.00	241.00	-287.00	-119.09	1,848.00	1,687.00	-161.00	-9.54	2,410.00
6700-0000	PROPERTY TAXES									
6710-0000	Real Property Taxes	13,000.00	7,333.00	-5,667.00	-77.28	36,515.12	51,331.00	14,815.88	28.86	73,330.00
6799-0000	TOTAL PROPERTY TAXES	13,000.00	7,333.00	-5,667.00	-77.28	36,515.12	51,331.00	14,815.88	28.86	73,330.00
7990-0000	TOTAL OPERATING EXPENSES	17,716.18	11,540.00	-6,176.18	-53.52	59,883.19	80,615.00	20,731.81	25.72	114,916.00
7999-0000	NET OPERATING INCOME	3,551.49	3,691.00	-139.51	-3.78	106,754.52	38,928.00	67,826.52	174.24	47,737.00

Budget Comparison

Period = Sep 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	3,406.45	3,297.00	-109.45	-3.32	23,185.82	23,079.00	-106.82	-0.46	32,970.00
8149-9998	TOTAL DEBT EXPENSE	3,406.45	3,297.00	-109.45	-3.32	23,185.82	23,079.00	-106.82	-0.46	32,970.00
8149-9999	TOTAL NOI WITH DEBT EXPENSE	145.04	394.00	-248.96	-63.19	83,568.70	15,849.00	67,719.70	427.28	14,767.00
8200-0000	DEPRECIATION EXPENSE									
8210-0000	Depreciation Expense	6,761.11	3,103.00	-3,658.11	-117.89	25,166.26	21,721.00	-3,445.26	-15.86	31,030.00
8239-9999	TOTAL DEPRECIATION EXPENSE	6,761.11	3,103.00	-3,658.11	-117.89	25,166.26	21,721.00	-3,445.26	-15.86	31,030.00
8310-0000	(OTHER INCOME)/EXPENSE									
8310-5000	Asset Mgmt Fees	212.50	500.00	287.50	57.50	1,665.49	3,500.00	1,834.51	52.41	5,000.00
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	212.50	500.00	287.50	57.50	1,665.49	3,500.00	1,834.51	52.41	5,000.00
9090-0000	NET INCOME	-6,828.57	-3,209.00	-3,619.57	-112.79	56,736.95	-9,372.00	66,108.95	705.39	-21,263.00

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	21,249.73	99.92	166,504.66	99.92
4999-9999	NET RENT REVENUE	21,249.73	99.92	166,504.66	99.92
5600-0000	OTHER REVENUE				
5755-0000	Interest on Bank Accounts	17.94	0.08	133.05	0.08
5899-0000	TOTAL OTHER REVENUE	17.94	0.08	133.05	0.08
5999-0000	TOTAL REVENUE	21,267.67	100.00	166,637.71	100.00
6000-0000	OPERATING EXPENSES				
6100-0000	RECOVERABLE UTILITIES				
6110-0000	Utility Electric	314.49	1.48	992.82	0.60
6120-0000	Utility Gas	32.34	0.15	472.36	0.28
6130-0000	Utility Water	2,518.86	11.84	5,080.48	3.05
6190-9999	TOTAL RECOVERABLE UTILITIES	2,865.69	13.47	6,545.66	3.93
6400-0000	REPAIRS AND MAINTENANCE				
6420-0000	GENERAL REPAIRS AND MAINTENANCE				
6420-0100	Contract Maintenance	0.00	0.00	338.25	0.20
6420-0600	Locks and Keys	0.00	0.00	165.00	0.10
6420-1200	NR Other - Repairs & Maintenance	0.00	0.00	1,010.50	0.61
6420-9999	TOTAL GENERAL REPAIRS AND MAINTENANCE	0.00	0.00	1,513.75	0.91
6460-0000	LANDSCAPING AND GROUNDS				
6460-0200	Landscaping Contract	260.00	1.22	3,600.00	2.16

Cash Flow Statement

Period = Sep 2017

Book = Accrual

		Period to Date	%	Year to Date	%
6460-9999	TOTAL LANDSCAPING AND GROUND	260.00	1.22	3,600.00	2.16
6480-0000	SAFETY SERVICES				
6480-0200	Alarms and Monitoring	0.00	0.00	858.87	0.52
6480-9999	TOTAL SAFETY SERVICES	0.00	0.00	858.87	0.52
6499-0000	TOTAL REPAIRS AND MAINTENANCE	260.00	1.22	5,972.62	3.58
6500-0000	GENERAL AND ADMINISTRATIVE				
6520-0000	ADMINISTRATIVE EXPENSES				
6520-0400	Banking Fees	0.00	0.00	135.00	0.08
6520-1200	Office Supplies	0.00	0.00	201.85	0.12
6520-1400	NR - Legal	0.00	0.00	337.50	0.20
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	0.00	0.00	674.35	0.40
6530-0000	MANAGEMENT FEES				
6530-0100	Management Fee	1,062.49	5.00	8,327.44	5.00
6530-9999	TOTAL MANAGEMENT FEES	1,062.49	5.00	8,327.44	5.00
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	1,062.49	5.00	9,001.79	5.40
6600-0000	INSURANCE				
6610-0000	Property Insurance	528.00	2.48	1,848.00	1.11
6699-0000	TOTAL INSURANCE	528.00	2.48	1,848.00	1.11
6700-0000	PROPERTY TAXES				

Cash Flow Statement

Period = Sep 2017

Book = Accrual

		Period to Date	%	Year to Date	%
6710-0000	Real Property Taxes	13,000.00	61.13	36,515.12	21.91
6799-0000	TOTAL PROPERTY TAXES	13,000.00	61.13	36,515.12	21.91
7990-0000	TOTAL OPERATING EXPENSES	17,716.18	83.30	59,883.19	35.94
7999-0000	NET OPERATING INCOME	3,551.49	16.70	106,754.52	64.06
8100-0000	DEBT EXPENSE				
8110-0000	1st Mortgage Interest	3,406.45	16.02	23,185.82	13.91
8149-9998	TOTAL DEBT EXPENSE	3,406.45	16.02	23,185.82	13.91
8149-9999	TOTAL NOI WITH DEBT EXPENSE	145.04	0.68	83,568.70	50.15
8200-0000	DEPRECIATION EXPENSE				
8210-0000	Depreciation Expense	6,761.11	31.79	25,166.26	15.10
8239-9999	TOTAL DEPRECIATION EXPENSE	6,761.11	31.79	25,166.26	15.10
8310-0000	(OTHER INCOME)/EXPENSE				
8310-5000	Asset Mgmt Fees	212.50	1.00	1,665.49	1.00
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	212.50	1.00	1,665.49	1.00
9090-0000	NET INCOME	-6,828.57	-32.11	56,736.95	34.05
	Adjustments				
1310-0000	Accounts Receivable	-1,846.36	-8.68	-7,262.72	-4.36
1505-0000	Land	0.00	0.00	-137,000.00	-82.21
1510-0000	Buildings	0.00	0.00	-1,096,000.00	-657.71
1512-0000	Land Improvements	0.00	0.00	-137,000.00	-82.21
1525-0000	Lease-Commision Costs	0.00	0.00	-2,450.00	-1.47
1530-0000	Closing Costs	0.00	0.00	-64,911.00	-38.95

Cash Flow Statement

Period = Sep 2017

Book = Accrual

		Period to Date	%	Year to Date	%
1710-0000	Accumulated Depreciation - Building	4,683.76	22.02	17,564.10	10.54
1712-0000	Accumulated Depreciation - Land Improvements	1,522.22	7.16	5,708.33	3.43
1725-0000	Accumulated Depreciation - Lease Costs	68.33	0.32	68.33	0.04
1730-0000	Accumulated Depreciation - Closing Costs	486.80	2.29	1,825.50	1.10
2110-0000	Mortgage Loan 1 Origination	0.00	0.00	959,000.00	575.50
2320-0000	Accrued Insurance	528.00	2.48	-791.00	-0.47
2340-0000	Accrued Real Estate Taxes	13,000.00	61.13	58,593.89	35.16
2410-0000	Prepaid Receipts	-949.50	-4.46	2,050.50	1.23
2420-0000	Tenant Deposits	0.00	0.00	24,194.73	14.52
3100-3500	CHP 925 Seton - Equity	0.00	0.00	574,020.00	344.47
3410-0000	Owner Draw	0.00	0.00	-15,632.23	-9.38
	Total Adjustments	17,493.25	82.25	181,978.43	109.21

Cash Flow**10,664.68****50.14****238,715.38****143.25**

	Period to Date	Beginning Balance	Ending Balance	Difference
1110-0000	Operating Cash	63,055.88	73,702.62	10,646.74
1115-0000	Money Market	140,800.09	140,818.03	17.94
1120-0000	Reserve Cash	24,194.73	24,194.73	0.00
	Total Cash	228,050.70	238,715.38	10,664.68

	Year to Date	Beginning Balance	Ending Balance	Difference
1110-0000	Operating Cash	0.00	73,702.62	73,702.62
1115-0000	Money Market	0.00	140,818.03	140,818.03
1120-0000	Reserve Cash	0.00	24,194.73	24,194.73
	Total Cash	0.00	238,715.38	238,715.38

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					63,055.88 = Beginning Balance =	
chpset9	CHP 925 Seton...	09/22/2017	09/2017	Atlas Billard Supplies, LLC (t0...	R-5838	002034	0.00	3,570.00	59,485.88	:Prog Gen Reverses receipt Ctrl# 5664 Tenan...
				Receipt Batch 1620			9,275.87		68,761.75	
				Receipt Batch 1624			3,750.00		72,511.75	
				Receipt Batch 1628			5,428.00		77,939.75	
				Check Batch 1446				2,915.66	75,024.09	
				Check Batch 1479				1,062.49	73,961.60	
				Check Batch 1484				212.50	73,749.10	
				Receipt Batch 1631			3,570.00		77,319.10	
				Check Batch 1495				210.03	77,109.07	
				Journal Batch 2582				3,406.45	73,702.62	
				Net Change=10,646.74			22,023.87	11,377.13	73,702.62 = Ending Balance =	
1115-0000				Money Market					140,800.09 = Beginning Balance =	
				Journal Batch 2581			17.94		140,818.03	
				Net Change=17.94			17.94	0.00	140,818.03 = 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					5,416.36 = Beginning Balance =	
chpset9	CHP 925 Seton...	09/22/2017	09/2017	Atlas Billard Supplies, LLC (t0...	R-5838	002034	3,570.00	0.00	8,986.36	:Prog Gen Reverses receipt Ctrl# 5664 Tenan...
				Receipt Batch 1620				9,275.37	-289.01	
				Charge Batch 620			21,249.73		20,960.72	
				Receipt Batch 1624				3,750.00	17,210.72	
				Receipt Batch 1627				950.00	16,260.72	
				Receipt Batch 1628				5,428.00	10,832.72	
				Receipt Batch 1631				3,570.00	7,262.72	
				Net Change=1,846.36			24,819.73	22,973.37	7,262.72 = 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 =	
1512-0000				Land Improvements					137,000.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	137,000.00 = Ending Balance =	

General Ledger

Period = Sep 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1525-0000				Lease-Commision Costs					2,450.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,450.00	= 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...					-12,880.34	= Beginning Balance =
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Aug17 ME Entries	J-2781		0.00	2,341.88	-15,222.22	Aug17 ME Entries
chpset9	CHP 925 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2782		0.00	2,341.88	-17,564.10	Sep17 ME Entries
				Net Change=-4,683.76			0.00	4,683.76	-17,564.10	= Ending Balance =
1712-0000				Accumulated Depreciation - La...					-4,186.11	= Beginning Balance =
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Aug17 ME Entries	J-2781		0.00	761.11	-4,947.22	Aug17 ME Entries
chpset9	CHP 925 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2782		0.00	761.11	-5,708.33	Sep17 ME Entries
				Net Change=-1,522.22			0.00	1,522.22	-5,708.33	= Ending Balance =
1725-0000				Accumulated Depreciation - Le...					0.00	= Beginning Balance =
chpset9	CHP 925 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2783		0.00	68.33	-68.33	Sep17 ME Entries
				Net Change=-68.33			0.00	68.33	-68.33	= Ending Balance =
1730-0000				Accumulated Depreciation - Cl...					-1,338.70	= Beginning Balance =
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Aug17 ME Entries	J-2781		0.00	243.40	-1,582.10	Aug17 ME Entries
chpset9	CHP 925 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2782		0.00	243.40	-1,825.50	Sep17 ME Entries
				Net Change=-486.80			0.00	486.80	-1,825.50	= 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					0.00	= Beginning Balance =
				Payable Batch 1131				2,655.66	-2,655.66	
				Payable Batch 1132				260.00	-2,915.66	
				Check Batch 1446			2,915.66		0.00	
				Check Batch 1479			1,062.49		1,062.49	
				Check Batch 1484			212.50		1,274.99	
				Payable Batch 1134				1,062.49	212.50	
				Payable Batch 1140				212.50	0.00	
				Payable Batch 1147				210.03	-210.03	

General Ledger

Period = Sep 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Check Batch 1495			210.03		0.00	
				Net Change=0.00			4,400.68	4,400.68	0.00	= Ending Balance =
2320-0000				Accrued Insurance					1,319.00	= Beginning Balance =
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Aug17 ME	J-2784		0.00	264.00	1,055.00	Aug17 ME Entries
chpset9	CHP 925 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2785		0.00	264.00	791.00	Sep17 ME Entries
				Net Change=-528.00			0.00	528.00	791.00	= Ending Balance =
2340-0000				Accrued Real Estate Taxes					-45,593.89	= Beginning Balance =
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Aug17 ME	J-2784		0.00	6,500.00	-52,093.89	Aug17 ME Entries
chpset9	CHP 925 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2785		0.00	6,500.00	-58,593.89	Sep17 ME Entries
				Net Change=-13,000.00			0.00	13,000.00	-58,593.89	= Ending Balance =
2410-0000				Prepaid Receipts					-3,000.00	= Beginning Balance =
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Interhome Design (t0000331)	R-5565	4453	0.00	0.50	-3,000.50	:CHECKscan Payment
chpset9	CHP 925 Seton...	09/05/2017	09/2017	HK Woodwork, LLC (t0000326)	R-5609	090517	950.00	0.00	-2,050.50	
				Net Change=949.50			950.00	0.50	-2,050.50	= 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 =
3410-0000				Owner Draw					15,632.23	= Beginning Balance =
				Net Change=0.00			0.00	0.00	15,632.23	= 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					-145,254.93	= Beginning Balance =
chpset9	CHP 925 Seton...	09/01/2017	09/2017	American Building Services, LL...	C-6815	:Post	0.00	3,750.00	-149,004.93	Base Rent (09/2017)
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Sage Vertical Garden Systems...	C-6816	:Post	0.00	3,605.00	-152,609.93	Base Rent (09/2017)
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Atlas Billard Supplies, LLC (t0...	C-6817	:Post	0.00	3,570.00	-156,179.93	Base Rent (09/2017)
chpset9	CHP 925 Seton...	09/01/2017	09/2017	HK Woodwork, LLC (t0000326)	C-6818	:Post	0.00	950.00	-157,129.93	Base Rent (09/2017)
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Appliance Warehouse of Americ...	C-6819	:Post	0.00	1,708.33	-158,838.26	Base Rent (09/2017)
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Accredited Construction Materi...	C-6820	:Post	0.00	1,823.00	-160,661.26	Base Rent (09/2017)
chpset9	CHP 925 Seton...	09/01/2017	09/2017	A Gramer Painting, Inc (t0000329)	C-6821	:Post	0.00	1,846.00	-162,507.26	Base Rent (09/2017)

General Ledger

Period = Sep 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Prospect Grinding, Inc (t0000330)	C-6822	:Post	0.00	2,247.40	-164,754.66	Base Rent (09/2017)
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Interhome Design (t0000331)	C-6823	:Post	0.00	1,750.00	-166,504.66	Base Rent (09/2017)
				Net Change=-21,249.73			0.00	21,249.73	-166,504.66	= Ending Balance =
5755-0000				Interest on Bank Accounts					-115.11	= Beginning Balance =
chpset9	CHP 925 Seton...	09/30/2017	09/2017	Sep17 Int	J-2726		0.00	17.94	-133.05	Sep17 Int
				Net Change=-17.94			0.00	17.94	-133.05	= Ending Balance =
6110-0000				Utility Electric					678.33	= Beginning Balance =
chpset9	CHP 925 Seton...	08/18/2017	09/2017	Com Ed (comed)	P-3157	2814...	104.46	0.00	782.79	
chpset9	CHP 925 Seton...	09/18/2017	09/2017	Com Ed (comed)	P-3275	2814...	210.03	0.00	992.82	
				Net Change=314.49			314.49	0.00	992.82	= Ending Balance =
6120-0000				Utility Gas					440.02	= Beginning Balance =
chpset9	CHP 925 Seton...	08/25/2017	09/2017	Nicor Gas (nicor)	P-3161	1941...	32.34	0.00	472.36	
				Net Change=32.34			32.34	0.00	472.36	= Ending Balance =
6130-0000				Utility Water					2,561.62	= Beginning Balance =
chpset9	CHP 925 Seton...	08/31/2017	09/2017	Village of Wheeling (wheeling)	P-3183	5212...	2,518.86	0.00	5,080.48	
				Net Change=2,518.86			2,518.86	0.00	5,080.48	= 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					1,010.50	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,010.50	= Ending Balance =
6460-0200				Landscaping Contract					3,340.00	= Beginning Balance =
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Addlawn Landscaping Inc. (ad...	P-3194	2017...	260.00	0.00	3,600.00	
				Net Change=260.00			260.00	0.00	3,600.00	= 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					135.00	= 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	135.00	= 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					7,264.95	= Beginning Balance =
chpset9	CHP 925 Seton...	09/18/2017	09/2017	SFP Commercial Real Estate (s...	P-3237	Sep1...	1,062.49	0.00	8,327.44	Sep17 Mgmt Fee
				Net Change=1,062.49			1,062.49	0.00	8,327.44	= Ending Balance =
6610-0000				Property Insurance					1,320.00	= Beginning Balance =
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Aug17 ME	J-2784		264.00	0.00	1,584.00	Aug17 ME Entries
chpset9	CHP 925 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2785		264.00	0.00	1,848.00	Sep17 ME Entries
				Net Change=528.00			528.00	0.00	1,848.00	= Ending Balance =
6710-0000				Real Property Taxes					23,515.12	= Beginning Balance =
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Aug17 ME	J-2784		6,500.00	0.00	30,015.12	Aug17 ME Entries
chpset9	CHP 925 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2785		6,500.00	0.00	36,515.12	Sep17 ME Entries
				Net Change=13,000.00			13,000.00	0.00	36,515.12	= Ending Balance =
8110-0000				1st Mortgage Interest					19,779.37	= Beginning Balance =
chpset9	CHP 925 Seton...	09/30/2017	09/2017	Sep17 Loan	J-2727		3,406.45	0.00	23,185.82	Sep17 Loan
				Net Change=3,406.45			3,406.45	0.00	23,185.82	= Ending Balance =
8210-0000				Depreciation Expense					18,405.15	= Beginning Balance =
chpset9	CHP 925 Seton...	09/01/2017	09/2017	Aug17 ME Entries	J-2781		3,346.39	0.00	21,751.54	Aug17 ME Entries
chpset9	CHP 925 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2782		3,346.39	0.00	25,097.93	Sep17 ME Entries
chpset9	CHP 925 Seton...	09/30/2017	09/2017	Sep17 ME Entries	J-2783		68.33	0.00	25,166.26	Sep17 ME Entries
				Net Change=6,761.11			6,761.11	0.00	25,166.26	= Ending Balance =
8310-5000				Asset Mgmt Fees					1,452.99	= Beginning Balance =
chpset9	CHP 925 Seton...	09/18/2017	09/2017	Corcoran Commercial Real Est...	P-3243	Sep1...	212.50	0.00	1,665.49	Sep17 AMF
				Net Change=212.50			212.50	0.00	1,665.49	= Ending Balance =
							80,308.46	80,308.46		

Trial Balance

Period = Sep 2017

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash	63,055.88	10,646.74	0.00	73,702.62
1115-0000	Money Market	140,800.09	17.94	0.00	140,818.03
1120-0000	Reserve Cash	24,194.73	0.00	0.00	24,194.73
1310-0000	Accounts Receivable	5,416.36	1,846.36	0.00	7,262.72
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
1525-0000	Lease-Commision Costs	2,450.00	0.00	0.00	2,450.00
1530-0000	Closing Costs	64,911.00	0.00	0.00	64,911.00
1710-0000	Accumulated Depreciation - Building	-12,880.34	0.00	4,683.76	-17,564.10
1712-0000	Accumulated Depreciation - Land Improvements	-4,186.11	0.00	1,522.22	-5,708.33
1725-0000	Accumulated Depreciation - Lease Costs	0.00	0.00	68.33	-68.33
1730-0000	Accumulated Depreciation - Closing Costs	-1,338.70	0.00	486.80	-1,825.50
2110-0000	Mortgage Loan 1 Origination	-959,000.00	0.00	0.00	-959,000.00
2210-0000	Accounts Payable	0.00	0.00	0.00	0.00
2320-0000	Accrued Insurance	1,319.00	0.00	528.00	791.00
2340-0000	Accrued Real Estate Taxes	-45,593.89	0.00	13,000.00	-58,593.89
2410-0000	Prepaid Receipts	-3,000.00	949.50	0.00	-2,050.50
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
3410-0000	Owner Draw	15,632.23	0.00	0.00	15,632.23
3810-0000	Retained Earnings	0.00	0.00	0.00	0.00
4507-0000	Base Rent	-145,254.93	0.00	21,249.73	-166,504.66
5755-0000	Interest on Bank Accounts	-115.11	0.00	17.94	-133.05
6110-0000	Utility Electric	678.33	314.49	0.00	992.82
6120-0000	Utility Gas	440.02	32.34	0.00	472.36
6130-0000	Utility Water	2,561.62	2,518.86	0.00	5,080.48
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	1,010.50	0.00	0.00	1,010.50
6460-0200	Landscaping Contract	3,340.00	260.00	0.00	3,600.00
6480-0200	Alarms and Monitoring	858.87	0.00	0.00	858.87

Trial Balance

Period = Sep 2017

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
6520-0400	Banking Fees	135.00	0.00	0.00	135.00
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	7,264.95	1,062.49	0.00	8,327.44
6610-0000	Property Insurance	1,320.00	528.00	0.00	1,848.00
6710-0000	Real Property Taxes	23,515.12	13,000.00	0.00	36,515.12
8110-0000	1st Mortgage Interest	19,779.37	3,406.45	0.00	23,185.82
8210-0000	Depreciation Expense	18,405.15	6,761.11	0.00	25,166.26
8310-5000	Asset Mgmt Fees	1,452.99	212.50	0.00	1,665.49
	Total	0.00	41,556.78	41,556.78	0.00



Account: CHP 925 Seton Loan Current Time: 10/11/17 3:56:10 PM

Current Balance: 959,000.00

Date ▼	Ref/Check No	Description	Debit	Credit	Balance
10/06/2017		Automatic Transfer from DDA		3,296.56	959,000.00
		Total to Interest Payment		3,296.56	
09/06/2017		Automatic Transfer from DDA		3,406.45	959,000.00
		Total to Interest Payment		3,406.45	
08/04/2017		Automatic Transfer from DDA		3,406.44	959,000.00
		Total to Interest Payment		3,406.44	
07/06/2017		Automatic Transfer from DDA		3,296.57	959,000.00
		Total to Interest Payment		3,296.57	
06/06/2017		Automatic Transfer from DDA		3,406.44	959,000.00
		Total to Interest Payment		3,406.44	
05/05/2017		Automatic Transfer from DDA		3,296.57	959,000.00
		Total to Interest Payment		3,296.57	
04/06/2017		Automatic Transfer from DDA		3,406.44	959,000.00
		Total to Interest Payment		3,406.44	
03/06/2017		Automatic Transfer from DDA		2,966.91	959,000.00
		Total to Interest Payment		2,966.91	
02/10/2017		500008086 CHP925-LOAN PROCEEDS W/T TITLE	(959,000.00)		959,000.00
Totals:		Transactions: 9	Debits: (959,000.00)	Credits: 26,482.38	

925 Seton MM

Stan Laba

10/13/2017

Bank Reconciliation Report

9/30/2017

2141

Posted by: chpstan on 10/13/2017

Balance Per Bank Statement as of 9/30/2017	140,818.03
Reconciled Bank Balance	<u>140,818.03</u>
Balance per GL as of 9/30/2017	140,818.03
Reconciled Balance Per G/L	<u>140,818.03</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 2726	Sep17 Int	17.94	9/30/2017
Total Cleared Other Items			<u>17.94</u>	

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

Date 9/29/17 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	9/01/17 thru 10/01/17
Previous Balance	140,800.09	Days in the statement period	31
Deposits/Credits	.00	Average Ledger	140,800.09
Checks/Debits	.00	Average Collected	140,800.09
Service Charge	.00	Interest Earned	17.94
Interest Paid	17.94	Annual Percentage Yield Earned	0.15%
Ending Balance	140,818.03	2017 Interest Paid	133.03

Activity in Date Order		
Date	Description	Amount
10/01	Interest Deposit	17.94
		140,818.03

Interest Rate Summary	
Date	Rate
8/31	0.150000%

925 Seton Operating Account

Stan Laba

10/13/2017

Bank Reconciliation Report

9/30/2017

0217009141

Posted by: chpstan on 10/13/2017

Balance Per Bank Statement as of 9/30/2017

73,912.65

Outstanding Checks

Check Date	Check Number	Payee	Amount
9/29/2017	1053	comed - Com Ed	210.03
Less:	Outstanding Checks		210.03
	Reconciled Bank Balance		<u>73,702.62</u>

Balance per GL as of 9/30/2017

73,702.62

Reconciled Balance Per G/L

73,702.62

Difference

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

0.00

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
9/14/2017	1047	addlawn - Addlawn Landscaping Inc.	260.00	9/30/2017
9/14/2017	1048	comed - Com Ed	104.46	9/30/2017
9/14/2017	1049	nicor - Nicor Gas	32.34	9/30/2017
9/14/2017	1050	wheeling - Village of Wheeling	2,518.86	9/30/2017
9/18/2017	1051	sfp-cre - SFP Commercial Real Estate	1,062.49	9/30/2017
9/18/2017	1052	corcoran - Corcoran Commercial Real Estate Co	212.50	9/30/2017
Total Cleared Checks			<u>4,190.65</u>	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
9/1/2017	29	:CHECKscan Deposit	9,275.87	9/30/2017
9/5/2017	30	:CHECKscan Deposit	3,750.00	9/30/2017
9/11/2017	31	:CHECKscan Deposit	5,428.00	9/30/2017
Total Cleared Deposits			<u>18,453.87</u>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
9/30/2017	JE 2727	Sep17 Loan	-3,406.45	9/30/2017
Total Cleared Other Items			<u>-3,406.45</u>	

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

Date 9/29/17 Page 1
Account Number @XXXXXXXXXX@9141
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@9141	Statement Dates	9/01/17 thru 10/01/17
Previous Balance	63,055.88	Days in the statement period	31
4 Deposits/Credits	22,023.87	Average Ledger	73,661.94
8 Checks/Debits	11,167.10	Average Collected	73,661.94
Service Charge	.00		
Interest Paid	.00		
Ending Balance	73,912.65		

Activity in Date Order		Amount	
Date	Description		
9/05	Settlement SFPCOMM-925SET0A 9000326709 17/09/05 ID #-ZF6MC2 TRACE #-111924688370243	9,275.87	72,331.75
9/06	Settlement SFPCOMM-925SET0A 9000326709 17/09/06 ID #-9Q2BD2 TRACE #-111924689022059	3,750.00	76,081.75
9/06	Transfer to Loan Acct No. @XXXXXXXXXX@8086	3,406.45-	72,675.30
9/12	Settlement SFPCOMM-925SET0A 9000326709 17/09/12 ID #-RRLPD2 TRACE #-111924689365181	5,428.00	78,103.30
9/19	Settlement SFPCOMM-925SET0A 9000326709 17/09/19	3,570.00	81,673.30

1st Choice Business Checking @XXXXXXXXXX@9141 (Continued)

Activity in Date Order			
Date	Description	Amount	
	ID #-4XXVD2		
	TRACE #-111924689523882		
9/19	INCLEARING CHECK # 1051	1,062.49-	80,610.81
9/20	INCLEARING CHECK # 1047	260.00-	80,350.81
9/20	INCLEARING CHECK # 1048	104.46-	80,246.35
9/20	INCLEARING CHECK # 1049	32.34-	80,214.01
9/20	INCLEARING CHECK # 1050	2,518.86-	77,695.15
9/22	Return SFPCOMM-925SET0A	3,570.00-	74,125.15
	9000326709 17/09/22		
	ID #-P4YXD2		
	TRACE #-111924689583698		
9/27	INCLEARING CHECK # 1052	212.50-	73,912.65

--- CHECKS IN NUMBER ORDER ---					
Date	Check No	Amount	Date	Check No	Amount
9/20	1047	260.00	9/20	1050	2,518.86
9/20	1048	104.46	9/19	1051	1,062.49
9/20	1049	32.34	9/27	1052	212.50
* Denotes missing check numbers					

925 Seton RA
Bank Reconciliation Report
9/30/2017
9158

Stan Laba

10/13/2017

Posted by: chpstan on 10/13/2017

Balance Per Bank Statement as of 9/30/2017	24,194.73
Reconciled Bank Balance	<u>24,194.73</u>
Balance per GL as of 9/30/2017	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 9/29/17 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	9/01/17 thru 10/01/17
Previous Balance	24,194.73	Days in the statement period	31
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		