



Quarterly Operational & Financial Report for:

CHP Wheeling, LLC

3rd Quarter 2017

**1475 Wheeling Rd.
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 Wheeling, LLC ended the third quarter 100% leased, unchanged from the time we acquired the property on 2/9/2017.

No leases are expiring in the next 12 months.

III. Operations

3Q17

Parking lot work was completed during the quarter by Rose Paving. We have received final bids for the roof replacement, HVAC, bringing Nicor Gas to the building and lighting upgrades. We will be meeting with the tenant, Creation Technologies, during the fourth quarter to discuss the bids and potential energy savings with the hope of completing the HVAC and lighting upgrades during the quarter and the roof in the spring.

2Q17

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

1Q17

CHP Wheeling, LLC was acquired on 2/9/2017. Parking lot work, roof replacement, HVAC replacement and bringing Nicor Gas service to the building will be completed during the 2nd and 3rd quarter of 2017.

IV. Financial

Highlights:

Net Operating Income for the third quarter is **\$6,702.75** while Net Cash Flow for the third quarter is **(\$84,094.39)**.

Net Operating Income YTD is **\$109,295.10** while Net Cash Flow YTD is **(\$7,494.83)**.

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

CHP Wheeling, LLC

Property: chpwhe As of Date: 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 Wheeling, LLC (chpwhe)	1475	Creation Technologies Illinois, Inc (t0000319)	Triple Net	53,957.00	10/1/2016	8/31/2023	83.00	1.00	25,376.00	304,511.99	5.64
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area		
		1475			10/1/2016	8/31/2023	10/1/2016		53,957.00		
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
		BRN	Rent	1475		53,957.00	10/1/2016	9/30/2017	25,376.00	304,511.99	5.64
		BRN	Rent	1475		53,957.00	10/1/2017	9/30/2018	26,137.28	313,647.35	5.81
		BRN	Rent	1475		53,957.00	10/1/2018	9/30/2019	26,921.40	323,056.77	5.99
		BRN	Rent	1475		53,957.00	10/1/2019	9/30/2020	27,729.04	332,748.47	6.17
		BRN	Rent	1475		53,957.00	10/1/2020	9/30/2021	28,560.91	342,730.93	6.35
		BRN	Rent	1475		53,957.00	10/1/2021	9/30/2022	29,417.74	353,012.86	6.54
		BRN	Rent	1475		53,957.00	10/1/2022	8/31/2023	30,300.27	363,603.24	6.74
Occupancy Summary		Area		Percentage							
Occupied Area				53,957.00						100.00	
Vacant Area				0.00						0.00	
Total				53,957.00						100.00	

Aged Receivable

DB Caption: CHP-LIVE Property: chpwhe Status: Current, Past, Future Age As Of: 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
chpwhe - CHP Wheeling, LLC					0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grand Total					0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Balance Sheet (With Period Change)

Period = Sep 2017

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-0000	Operating Cash	74,509.92	106,769.66	-32,259.74
1115-0000	Money Market	259,389.00	259,344.95	44.05
1199-0000	TOTAL CASH	333,898.92	366,114.61	-32,215.69
1500-0000	PROPERTY			
1505-0000	Land	237,500.00	237,500.00	0.00
1510-0000	Buildings	1,900,000.00	1,900,000.00	0.00
1512-0000	Land Improvements	237,500.00	237,500.00	0.00
1515-0000	Building Improvements	71,042.14	7,500.00	63,542.14
1530-0000	Closing Costs	97,044.25	97,044.25	0.00
1599-9999	TOTAL PROPERTY	2,543,086.39	2,479,544.25	63,542.14
1700-0000	ACCUMULATED DEPRECIATION			
1710-0000	Accumulated Depreciation - Building	-30,448.72	-26,388.89	-4,059.83
1712-0000	Accumulated Depreciation - Land Improvements	-9,895.80	-8,576.36	-1,319.44
1730-0000	Accumulated Depreciation - Closing Costs	-2,541.30	-2,202.46	-338.84
1799-0000	TOTAL ACCUMULATED DEPRECIATION	-42,885.82	-37,167.71	-5,718.11
1999-9999	TOTAL ASSETS	2,834,099.49	2,808,491.15	25,608.34
2000-0000	LIABILITIES AND EQUITY			
2030-0000	LIABILITIES			
2050-0000	NOTES			
2100-0000	MORTGAGE NOTES PAYABLES			
2110-0000	Mortgage Loan 1 Origination	1,543,750.00	1,543,750.00	0.00
2159-9999	TOTAL MORTGAGE NOTES PAYABLES	1,543,750.00	1,543,750.00	0.00
2199-9999	TOTAL NOTES	1,543,750.00	1,543,750.00	0.00
2300-0000	ACCRUED EXPENSES			
2320-0000	Accrued Insurance	-1,331.00	-1,774.00	443.00
2340-0000	Accrued Real Estate Taxes	153,000.00	136,000.00	17,000.00
2399-0000	TOTAL ACCRUED EXPENSES	151,669.00	134,226.00	17,443.00
2999-0000	TOTAL LIABILITIES	1,695,419.00	1,677,976.00	17,443.00

Balance Sheet (With Period Change)

Period = Sep 2017

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
3000-0000	EQUITY			
3100-3300	CHP Wheeling - Equity	1,118,019.00	1,118,019.00	0.00
3810-0000	Retained Earnings	20,661.49	12,496.15	8,165.34
3899-0000	TOTAL EQUITY	1,138,680.49	1,130,515.15	8,165.34
3999-0000	TOTAL LIABILITIES AND EQUITY	2,834,099.49	2,808,491.15	25,608.34

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									
4507-0000	Base Rent	25,376.00	25,376.00	0.00	0.00	196,664.09	177,632.00	19,032.09	10.71	256,043.00
4999-9999	NET RENT REVENUE	25,376.00	25,376.00	0.00	0.00	196,664.09	177,632.00	19,032.09	10.71	256,043.00
5200-0000	REIMBURSABLE EXPENSE INCOME									
5210-0000	Monthly CAM Income	674.00	674.00	0.00	0.00	4,718.00	4,718.00	0.00	0.00	9,849.00
5230-0000	Monthly Real Estate Taxes	13,063.12	13,063.00	0.12	0.00	91,441.84	91,441.00	0.84	0.00	130,630.00
5499-0000	TOTAL REIMBURSABLE EXPENSE INCOME	13,737.12	13,737.00	0.12	0.00	96,159.84	96,159.00	0.84	0.00	140,479.00
5600-0000	OTHER REVENUE									
5755-0000	Interest on Bank Accounts	44.05	0.00	44.05	N/A	326.66	0.00	326.66	N/A	0.00
5899-0000	TOTAL OTHER REVENUE	44.05	0.00	44.05	N/A	326.66	0.00	326.66	N/A	0.00
5999-0000	TOTAL REVENUE	39,157.17	39,113.00	44.17	0.11	293,150.59	273,791.00	19,359.59	7.07	396,522.00
6000-0000	OPERATING EXPENSES									
6400-0000	REPAIRS AND MAINTENANCE									
6460-0000	LANDSCAPING AND GROUNDS									
6460-0200	Landscaping Contract	0.00	0.00	0.00	N/A	465.00	0.00	-465.00	N/A	0.00
6460-9999	TOTAL LANDSCAPING AND GROUNDS	0.00	0.00	0.00	N/A	465.00	0.00	-465.00	N/A	0.00
6499-0000	TOTAL REPAIRS AND MAINTENANCE	0.00	0.00	0.00	N/A	465.00	0.00	-465.00	N/A	0.00

Budget Comparison

Period = 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									
6520-0400	Banking Fees	5.00	0.00	-5.00	N/A	85.97	0.00	-85.97	N/A	0.00
6520-1200	Office Supplies	0.00	0.00	0.00	N/A	513.85	0.00	-513.85	N/A	0.00
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	5.00	0.00	-5.00	N/A	599.82	0.00	-599.82	N/A	0.00
6530-0000	MANAGEMENT FEES									
6530-0100	Management Fee	1,173.39	1,956.00	782.61	40.01	8,787.94	13,692.00	4,904.06	35.82	19,829.00
6530-9999	TOTAL MANAGEMENT FEES	1,173.39	1,956.00	782.61	40.01	8,787.94	13,692.00	4,904.06	35.82	19,829.00
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	1,178.39	1,956.00	777.61	39.76	9,387.76	13,692.00	4,304.24	31.44	19,829.00
6600-0000	INSURANCE									
6610-0000	Property Insurance	443.00	674.00	231.00	34.27	3,101.00	4,718.00	1,617.00	34.27	6,740.00
6699-0000	TOTAL INSURANCE	443.00	674.00	231.00	34.27	3,101.00	4,718.00	1,617.00	34.27	6,740.00
6700-0000	PROPERTY TAXES									
6710-0000	Real Property Taxes	17,000.00	13,063.00	-3,937.00	-30.14	170,901.73	91,441.00	-79,460.73	-86.90	130,630.00
6799-0000	TOTAL PROPERTY TAXES	17,000.00	13,063.00	-3,937.00	-30.14	170,901.73	91,441.00	-79,460.73	-86.90	130,630.00
7990-0000	TOTAL OPERATING EXPENSES	18,621.39	15,693.00	-2,928.39	-18.66	183,855.49	109,851.00	-74,004.49	-67.37	157,199.00
7999-0000	NET OPERATING INCOME	20,535.78	23,420.00	-2,884.22	-12.32	109,295.10	163,940.00	-54,644.90	-33.33	239,323.00
8100-0000	DEBT EXPENSE									

Budget Comparison

Period = Sep 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8110-0000	1st Mortgage Interest	6,261.20	6,059.00	-202.20	-3.34	42,818.48	42,413.00	-405.48	-0.96	63,083.00
8149-9998	TOTAL DEBT EXPENSE	6,261.20	6,059.00	-202.20	-3.34	42,818.48	42,413.00	-405.48	-0.96	63,083.00
8149-9999	TOTAL NOI WITH DEBT EXPENSE	14,274.58	17,361.00	-3,086.42	-17.78	66,476.62	121,527.00	-55,050.38	-45.30	176,240.00
8200-0000	DEPRECIATION EXPENSE									
8210-0000	Depreciation Expense	5,718.11	5,379.00	-339.11	-6.30	42,885.82	37,653.00	-5,232.82	-13.90	57,318.00
8239-9999	TOTAL DEPRECIATION EXPENSE	5,718.11	5,379.00	-339.11	-6.30	42,885.82	37,653.00	-5,232.82	-13.90	57,318.00
8310-0000	(OTHER INCOME)/EXPENSE									
8310-5000	Asset Mgmt Fees	391.13	500.00	108.87	21.77	2,929.31	3,500.00	570.69	16.31	5,000.00
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	391.13	500.00	108.87	21.77	2,929.31	3,500.00	570.69	16.31	5,000.00
9090-0000	NET INCOME	8,165.34	11,482.00	-3,316.66	-28.89	20,661.49	80,374.00	-59,712.51	-74.29	113,922.00

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	25,376.00	64.81	196,664.09	67.09
4999-9999	NET RENT REVENUE	25,376.00	64.81	196,664.09	67.09
5200-0000	REIMBURSABLE EXPENSE INCOME				
5210-0000	Monthly CAM Income	674.00	1.72	4,718.00	1.61
5230-0000	Monthly Real Estate Taxes	13,063.12	33.36	91,441.84	31.19
5499-0000	TOTAL REIMBURSABLE EXPENSE INCOME	13,737.12	35.08	96,159.84	32.80
5600-0000	OTHER REVENUE				
5755-0000	Interest on Bank Accounts	44.05	0.11	326.66	0.11
5899-0000	TOTAL OTHER REVENUE	44.05	0.11	326.66	0.11
5999-0000	TOTAL REVENUE	39,157.17	100.00	293,150.59	100.00
6000-0000	OPERATING EXPENSES				
6400-0000	REPAIRS AND MAINTENANCE				
6460-0000	LANDSCAPING AND GROUNDS				
6460-0200	Landscaping Contract	0.00	0.00	465.00	0.16
6460-9999	TOTAL LANDSCAPING AND GROUNDS	0.00	0.00	465.00	0.16
6499-0000	TOTAL REPAIRS AND MAINTENANCE	0.00	0.00	465.00	0.16
6500-0000	GENERAL AND ADMINISTRATIVE				

Cash Flow Statement

Period = Sep 2017

Book = Accrual

		Period to Date	%	Year to Date	%
6520-0000	ADMINISTRATIVE EXPENSES				
6520-0400	Banking Fees	5.00	0.01	85.97	0.03
6520-1200	Office Supplies	0.00	0.00	513.85	0.18
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	5.00	0.01	599.82	0.20
6530-0000	MANAGEMENT FEES				
6530-0100	Management Fee	1,173.39	3.00	8,787.94	3.00
6530-9999	TOTAL MANAGEMENT FEES	1,173.39	3.00	8,787.94	3.00
6599-0000	TOTAL GENERAL AND ADMINISTRATIVE	1,178.39	3.01	9,387.76	3.20
6600-0000	INSURANCE				
6610-0000	Property Insurance	443.00	1.13	3,101.00	1.06
6699-0000	TOTAL INSURANCE	443.00	1.13	3,101.00	1.06
6700-0000	PROPERTY TAXES				
6710-0000	Real Property Taxes	17,000.00	43.41	170,901.73	58.30
6799-0000	TOTAL PROPERTY TAXES	17,000.00	43.41	170,901.73	58.30
7990-0000	TOTAL OPERATING EXPENSES	18,621.39	47.56	183,855.49	62.72
7999-0000	NET OPERATING INCOME	20,535.78	52.44	109,295.10	37.28
8100-0000	DEBT EXPENSE				
8110-0000	1st Mortgage Interest	6,261.20	15.99	42,818.48	14.61
8149-9998	TOTAL DEBT EXPENSE	6,261.20	15.99	42,818.48	14.61
8149-9999	TOTAL NOI WITH DEBT EXPENSE	14,274.58	36.45	66,476.62	22.68

Cash Flow Statement

Period = Sep 2017

Book = Accrual

		Period to Date		Year to Date	
			%		%
8200-0000	DEPRECIATION EXPENSE				
8210-0000	Depreciation Expense	5,718.11	14.60	42,885.82	14.63
8239-9999	TOTAL DEPRECIATION EXPENSE	5,718.11	14.60	42,885.82	14.63
8310-0000	(OTHER INCOME)/EXPENSE				
8310-5000	Asset Mgmt Fees	391.13	1.00	2,929.31	1.00
8310-9999	TOTAL (OTHER INCOME)/EXPENSE	391.13	1.00	2,929.31	1.00
9090-0000	NET INCOME	8,165.34	20.85	20,661.49	7.05
Adjustments					
1505-0000	Land	0.00	0.00	-237,500.00	-81.02
1510-0000	Buildings	0.00	0.00	-1,900,000.00	-648.13
1512-0000	Land Improvements	0.00	0.00	-237,500.00	-81.02
1515-0000	Building Improvements	-63,542.14	-162.27	-71,042.14	-24.23
1530-0000	Closing Costs	0.00	0.00	-97,044.25	-33.10
1710-0000	Accumulated Depreciation - Building	4,059.83	10.37	30,448.72	10.39
1712-0000	Accumulated Depreciation - Land Improvements	1,319.44	3.37	9,895.80	3.38
1730-0000	Accumulated Depreciation - Closing Costs	338.84	0.87	2,541.30	0.87
2110-0000	Mortgage Loan 1 Origination	0.00	0.00	1,543,750.00	526.61
2320-0000	Accrued Insurance	443.00	1.13	-1,331.00	-0.45
2340-0000	Accrued Real Estate Taxes	17,000.00	43.41	153,000.00	52.19
3100-3300	CHP Wheeling - Equity	0.00	0.00	1,118,019.00	381.38
	Total Adjustments	-40,381.03	-103.13	313,237.43	106.85
	Cash Flow	-32,215.69	-82.27	333,898.92	113.90
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-0000	Operating Cash	106,769.66	74,509.92	-32,259.74	

Cash Flow Statement

Period = Sep 2017

Book = Accrual

		Period to Date	%	Year to Date	%
1115-0000	Money Market	259,344.95	259,389.00	44.05	
	Total Cash	366,114.61	333,898.92	-32,215.69	
		Beginning Balance	Ending Balance	Difference	
1110-0000	Operating Cash	0.00	74,509.92	74,509.92	
1115-0000	Money Market	0.00	259,389.00	259,389.00	
	Total Cash	0.00	333,898.92	333,898.92	

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					106,769.66	= Beginning Balance =
				Receipt Batch 1626			39,113.12		145,882.78	
				Check Batch 1459				63,542.14	82,340.64	
				Check Batch 1463				1,173.39	81,167.25	
				Check Batch 1482				391.13	80,776.12	
				Journal Batch 2584				6,261.20	74,514.92	
				Journal Batch 2585				5.00	74,509.92	
				Net Change=-32,259.74			39,113.12	71,372.86	74,509.92	= Ending Balance =
1115-0000				Money Market					259,344.95	= Beginning Balance =
				Journal Batch 2583			44.05		259,389.00	
				Net Change=44.05			44.05	0.00	259,389.00	= Ending Balance =
1310-0000				Accounts Receivable					0.00	= Beginning Balance =
				Charge Batch 622			39,113.12		39,113.12	
				Receipt Batch 1626				39,113.12	0.00	
				Net Change=0.00			39,113.12	39,113.12	0.00	= Ending Balance =
1505-0000				Land					237,500.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	237,500.00	= Ending Balance =
1510-0000				Buildings					1,900,000.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,900,000.00	= Ending Balance =
1512-0000				Land Improvements					237,500.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	237,500.00	= Ending Balance =
1515-0000				Building Improvements					7,500.00	= Beginning Balance =
chpwhe	CHP Wheeling...	09/01/2017	09/2017	Spoke Architecure (spoke)	P-3234	170406.02	1,250.00	0.00	8,750.00	
chpwhe	CHP Wheeling...	09/07/2017	09/2017	Rose Paving, LLC (rose)	P-3215	49237	62,292.14	0.00	71,042.14	CapEx
				Net Change=63,542.14			63,542.14	0.00	71,042.14	= Ending Balance =
1530-0000				Closing Costs					97,044.25	= Beginning Balance =
				Net Change=0.00			0.00	0.00	97,044.25	= Ending Balance =
1710-0000				Accumulated Depreciation - Bui...					-26,388.89	= Beginning Balance =
chpwhe	CHP Wheeling...	09/30/2017	09/2017	Sep17 ME Entries	J-2786		0.00	4,059.83	-30,448.72	Sep17 ME Entries
				Net Change=-4,059.83			0.00	4,059.83	-30,448.72	= Ending Balance =

General Ledger

Period = Sep 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1712-0000				Accumulated Depreciation - La...					-8,576.36 = Beginning Balance =	
chpwhe	CHP Wheeling...	09/30/2017	09/2017	Sep17 ME Entries	J-2786		0.00	1,319.44	-9,895.80	Sep17 ME Entries
				Net Change=-1,319.44			0.00	1,319.44	-9,895.80 = Ending Balance =	
1730-0000				Accumulated Depreciation - Cl...					-2,202.46 = Beginning Balance =	
chpwhe	CHP Wheeling...	09/30/2017	09/2017	Sep17 ME Entries	J-2786		0.00	338.84	-2,541.30	Sep17 ME Entries
				Net Change=-338.84			0.00	338.84	-2,541.30 = Ending Balance =	
2110-0000				Mortgage Loan 1 Origination					-1,543,750.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-1,543,750.00 = Ending Balance =	
2210-0000				Accounts Payable					0.00 = Beginning Balance =	
				Payable Batch 1133				1,250.00	-1,250.00	
				Payable Batch 1132				62,292.14	-63,542.14	
				Check Batch 1459			63,542.14		0.00	
				Check Batch 1463			1,173.39		1,173.39	
				Check Batch 1482			391.13		1,564.52	
				Payable Batch 1134				1,173.39	391.13	
				Payable Batch 1140				391.13	0.00	
				Net Change=0.00			65,106.66	65,106.66	0.00 = Ending Balance =	
2320-0000				Accrued Insurance					1,774.00 = Beginning Balance =	
chpwhe	CHP Wheeling...	09/30/2017	09/2017	Sep17 ME Entries	J-2787		0.00	443.00	1,331.00	Sep17 ME Entries
				Net Change=-443.00			0.00	443.00	1,331.00 = Ending Balance =	
2340-0000				Accrued Real Estate Taxes					-136,000.00 = Beginning Balance =	
chpwhe	CHP Wheeling...	09/30/2017	09/2017	Sep17 ME Entries	J-2787		0.00	17,000.00	-153,000.00	Sep17 ME Entries
				Net Change=-17,000.00			0.00	17,000.00	-153,000.00 = Ending Balance =	
3100-3300				CHP Wheeling - Equity					-1,118,019.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-1,118,019.00 = Ending Balance =	
3810-0000				Retained Earnings					0.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
4507-0000				Base Rent					-171,288.09 = Beginning Balance =	
chpwhe	CHP Wheeling...	09/01/2017	09/2017	Creation Technologies Illinois, In...	C-6840	:Post	0.00	25,376.00	-196,664.09	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
Net Change=-25,376.00							0.00	25,376.00	-196,664.09	= Ending Balance =
5210-0000	Monthly CAM Income									-4,044.00 = Beginning Balance =
chpwhe	CHP Wheeling...	09/01/2017	09/2017	Creation Technologies Illinois, In...	C-6841	:Post	0.00	674.00	-4,718.00	Common Area Maint. (09/2017)
Net Change=-674.00							0.00	674.00	-4,718.00	= Ending Balance =
5230-0000	Monthly Real Estate Taxes									-78,378.72 = Beginning Balance =
chpwhe	CHP Wheeling...	09/01/2017	09/2017	Creation Technologies Illinois, In...	C-6842	:Post	0.00	13,063.12	-91,441.84	Property Tax (09/2017)
Net Change=-13,063.12							0.00	13,063.12	-91,441.84	= Ending Balance =
5755-0000	Interest on Bank Accounts									-282.61 = Beginning Balance =
chpwhe	CHP Wheeling...	09/30/2017	09/2017	Sep17 Int	J-2728		0.00	44.05	-326.66	Sep17 Int
Net Change=-44.05							0.00	44.05	-326.66	= Ending Balance =
6460-0200	Landscaping Contract									465.00 = Beginning Balance =
Net Change=0.00							0.00	0.00	465.00	= Ending Balance =
6520-0400	Banking Fees									80.97 = Beginning Balance =
chpwhe	CHP Wheeling...	09/30/2017	09/2017	Sep17 Fee	J-2730		5.00	0.00	85.97	Sep17 Fee
Net Change=5.00							5.00	0.00	85.97	= Ending Balance =
6520-1200	Office Supplies									513.85 = Beginning Balance =
Net Change=0.00							0.00	0.00	513.85	= Ending Balance =
6530-0100	Management Fee									7,614.55 = Beginning Balance =
chpwhe	CHP Wheeling...	09/18/2017	09/2017	SFP Commercial Real Estate (s...	P-3237	Sep1...	1,173.39	0.00	8,787.94	Sep17 Mgmt Fee
Net Change=1,173.39							1,173.39	0.00	8,787.94	= Ending Balance =
6610-0000	Property Insurance									2,658.00 = Beginning Balance =
chpwhe	CHP Wheeling...	09/30/2017	09/2017	Sep17 ME Entries	J-2787		443.00	0.00	3,101.00	Sep17 ME Entries
Net Change=443.00							443.00	0.00	3,101.00	= Ending Balance =
6710-0000	Real Property Taxes									153,901.73 = Beginning Balance =
chpwhe	CHP Wheeling...	09/30/2017	09/2017	Sep17 ME Entries	J-2787		17,000.00	0.00	170,901.73	Sep17 ME Entries
Net Change=17,000.00							17,000.00	0.00	170,901.73	= Ending Balance =
8110-0000	1st Mortgage Interest									36,557.28 = Beginning Balance =
chpwhe	CHP Wheeling...	09/30/2017	09/2017	Sep17 Loan	J-2729		6,261.20	0.00	42,818.48	Sep17 Loan

General Ledger

Period = Sep 2017

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=6,261.20			6,261.20	0.00	42,818.48	= Ending Balance =
8210-0000				Depreciation Expense					37,167.71	= Beginning Balance =
chpwhe	CHP Wheeling...	09/30/2017	09/2017	Sep17 ME Entries	J-2786		5,718.11	0.00	42,885.82	Aug17 ME Entries
				Net Change=5,718.11			5,718.11	0.00	42,885.82	= Ending Balance =
8310-5000				Asset Mgmt Fees					2,538.18	= Beginning Balance =
chpwhe	CHP Wheeling...	09/18/2017	09/2017	Corcoran Commercial Real Est...	P-3243	Sep1...	391.13	0.00	2,929.31	Sep17 AMF
				Net Change=391.13			391.13	0.00	2,929.31	= Ending Balance =
							237,910.92	237,910.92		

Trial Balance

Period = Sep 2017

Book = Accrual

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash	106,769.66	0.00	32,259.74	74,509.92
1115-0000	Money Market	259,344.95	44.05	0.00	259,389.00
1310-0000	Accounts Receivable	0.00	0.00	0.00	0.00
1505-0000	Land	237,500.00	0.00	0.00	237,500.00
1510-0000	Buildings	1,900,000.00	0.00	0.00	1,900,000.00
1512-0000	Land Improvements	237,500.00	0.00	0.00	237,500.00
1515-0000	Building Improvements	7,500.00	63,542.14	0.00	71,042.14
1530-0000	Closing Costs	97,044.25	0.00	0.00	97,044.25
1710-0000	Accumulated Depreciation - Building	-26,388.89	0.00	4,059.83	-30,448.72
1712-0000	Accumulated Depreciation - Land Improvements	-8,576.36	0.00	1,319.44	-9,895.80
1730-0000	Accumulated Depreciation - Closing Costs	-2,202.46	0.00	338.84	-2,541.30
2110-0000	Mortgage Loan 1 Origination	-1,543,750.00	0.00	0.00	-1,543,750.00
2210-0000	Accounts Payable	0.00	0.00	0.00	0.00
2320-0000	Accrued Insurance	1,774.00	0.00	443.00	1,331.00
2340-0000	Accrued Real Estate Taxes	-136,000.00	0.00	17,000.00	-153,000.00
3100-3300	CHP Wheeling - Equity	-1,118,019.00	0.00	0.00	-1,118,019.00
3810-0000	Retained Earnings	0.00	0.00	0.00	0.00
4507-0000	Base Rent	-171,288.09	0.00	25,376.00	-196,664.09
5210-0000	Monthly CAM Income	-4,044.00	0.00	674.00	-4,718.00
5230-0000	Monthly Real Estate Taxes	-78,378.72	0.00	13,063.12	-91,441.84
5755-0000	Interest on Bank Accounts	-282.61	0.00	44.05	-326.66
6460-0200	Landscaping Contract	465.00	0.00	0.00	465.00
6520-0400	Banking Fees	80.97	5.00	0.00	85.97
6520-1200	Office Supplies	513.85	0.00	0.00	513.85
6530-0100	Management Fee	7,614.55	1,173.39	0.00	8,787.94
6610-0000	Property Insurance	2,658.00	443.00	0.00	3,101.00
6710-0000	Real Property Taxes	153,901.73	17,000.00	0.00	170,901.73
8110-0000	1st Mortgage Interest	36,557.28	6,261.20	0.00	42,818.48
8210-0000	Depreciation Expense	37,167.71	5,718.11	0.00	42,885.82
8310-5000	Asset Mgmt Fees	2,538.18	391.13	0.00	2,929.31
	Total	0.00	94,578.02	94,578.02	0.00



Account: 1475 Wheeling Loan Current Time: 10/11/17 3:55:31 PM

Current Balance: 1,543,750.00

Date ▼	Ref/Check No	Description	Debit	Credit	Balance
10/06/2017		Automatic Transfer from DDA		6,059.22	1,543,750.00
		Total to Interest Payment		6,059.22	
09/08/2017		Automatic Transfer from DDA		6,261.20	1,543,750.00
		Total to Interest Payment		6,261.20	
08/08/2017		Automatic Transfer from DDA		6,261.19	1,543,750.00
		Total to Interest Payment		6,261.19	
07/07/2017		Automatic Transfer from DDA		6,059.22	1,543,750.00
		Total to Interest Payment		6,059.22	
06/08/2017		Automatic Transfer from DDA		6,261.19	1,543,750.00
		Total to Interest Payment		6,261.19	
05/08/2017		Automatic Transfer from DDA		6,059.22	1,543,750.00
		Total to Interest Payment		6,059.22	
04/07/2017		Automatic Transfer from DDA		6,261.19	1,543,750.00
		Total to Interest Payment		6,261.19	
03/08/2017		Automatic Transfer from DDA		5,655.27	1,543,750.00
		Total to Interest Payment		5,655.27	
02/10/2017		500007845 CHP-LOAN PROCEEDS W/T BOA/CTIC	(1,543,750.00)		1,543,750.00
Totals:		Transactions: 9	Debits: (1,543,750.00)	Credits: 48,877.70	

Stan Laba

10/13/2017

Wheeling MM
Bank Reconciliation Report
9/30/2017
2158

Posted by: chpstan on 10/13/2017

Balance Per Bank Statement as of 9/30/2017	259,389.00
Reconciled Bank Balance	<u>259,389.00</u>
Balance per GL as of 9/30/2017	259,389.00
Reconciled Balance Per G/L	<u>259,389.00</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 2728	Sep17 Int	44.05	9/30/2017
Total Cleared Other Items			<u>44.05</u>	

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

Date 9/29/17 Page 1
Account Number @XXXXXXXXXX@2158
Enclosures

---- CHECKING ACCOUNTS ----

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

FCFB BUSINESS MMA		Number of Enclosures	0
Account Number	@XXXXXXXXXX@2158	Statement Dates	9/01/17 thru 10/01/17
Previous Balance	259,344.95	Days in the statement period	31
Deposits/Credits	.00	Average Ledger	259,344.95
Checks/Debits	.00	Average Collected	259,344.95
Service Charge	.00	Interest Earned	44.05
Interest Paid	44.05	Annual Percentage Yield Earned	0.20%
Ending Balance	259,389.00	2017 Interest Paid	326.66

Activity in Date Order		
Date	Description	Amount
10/01	Interest Deposit	44.05
		259,389.00

Interest Rate Summary	
Date	Rate
8/31	0.200000%

Wheeling Operating Account*Stan Laba*

10/13/2017

Bank Reconciliation Report**9/30/2017****0217009125****Posted by: chpstan on 10/13/2017**

Balance Per Bank Statement as of 9/30/2017	74,509.92
Reconciled Bank Balance	<u>74,509.92</u>
Balance per GL as of 9/30/2017	74,509.92
Reconciled Balance Per G/L	<u>74,509.92</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

Cleared Items:**Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
9/14/2017	1019	rose - Rose Paving, LLC	62,292.14	9/30/2017
9/14/2017	1020	spoke - Spoke Architecure	1,250.00	9/30/2017
9/18/2017	1021	sfp-cre - SFP Commercial Real Estate	1,173.39	9/30/2017
9/18/2017	1022	corcoran - Corcoran Commercial Real Estate Co	391.13	9/30/2017
Total Cleared Checks			<u>65,106.66</u>	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
9/5/2017	7		39,113.12	9/30/2017
Total Cleared Deposits			<u>39,113.12</u>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
9/30/2017	JE 2729	Sep17 Loan	-6,261.20	9/30/2017
9/30/2017	JE 2730	Sep17 Fee	-5.00	9/30/2017
Total Cleared Other Items			<u>-6,266.20</u>	

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

Date 9/29/17 Page 1
Account Number @XXXXXXXXXX@9125
Enclosures 4

---- CHECKING ACCOUNTS ----

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

1st Choice Business Checking	Number of Enclosures	4
Account Number @XXXXXXXXXX@9125	Statement Dates	9/01/17 thru 10/01/17
Previous Balance 106,769.66	Days in the statement period	31
1 Deposits/Credits 39,113.12	Average Ledger	114,098.18
6 Checks/Debits 71,372.86	Average Collected	114,098.18
Service Charge .00		
Interest Paid .00		
Ending Balance 74,509.92		

Activity in Date Order	Amount	
Date Description		
9/01 Wire Transfer Credit	39,113.12	145,882.78
CREATION TECHNOLOGIES INTERNAT		
OPERATING ACCOUNT		
8999 FRASERTON CT		
BURNABY BC V5J 5H8		
20170901C1B76E1C005253		
20170901QMGFNP71002519		
09011451FT03		
9/01 Wire Transfer Fee	5.00-	145,877.78
9/08 Transfer to Loan	6,261.20-	139,616.58
Acct No. @XXXXXXXXXX@7845		
9/19 INCLEARING CHECK # 1019	62,292.14-	77,324.44
9/19 INCLEARING CHECK # 1021	1,173.39-	76,151.05
9/26 INCLEARING CHECK # 1020	1,250.00-	74,901.05
9/26 INCLEARING CHECK # 1022	391.13-	74,509.92

1st Choice Business Checking

@XXXXXXXXXX@9125

(Continued)

--- CHECKS IN NUMBER ORDER ---					
Date	Check No	Amount	Date	Check No	Amount
9/19	1019	62,292.14	9/19	1021	1,173.39
9/26	1020	1,250.00	9/26	1022	391.13

* Denotes missing check numbers