

COMMERCIAL PROPERTY REPORT

1601 E Peoria St, Paola, KS 66071



Presented by

Katie Casey | REALTOR® | CRS

Kansas Real Estate License: SP00231000

Missouri Real Estate License: 2008004727



Mobile: (913) 742-2173 | Work: (913) 557-4333 x346 |

Fax: (913) 557-4346

Main: katie@katiecasey.com

Crown Realty
22332 S. Harrison Street
Spring Hill, KS 66083

1601 E Peoria St, Paola, KS 66071

● **Active**

• New, Active: 1/25/2023

Lease Price

\$1,695,000

Active Date: 1/25/2023

Listing ID: 2419327

Price Per Sq Ft

\$177

Property Facts	Public Facts	Listing Facts
Property Type	Shopping Center	Commercial
Property Subtype	Neighborhood: Shopping Center	Other
Number of Units	1	-
Number of Stories	1	1
Building Area (sq ft)	9,600	9,600
Lot Size	1.2 acres	1.2 acres
Lot Dimensions	1.20 AC	-
Year Built	2007	2008
Heating	Yes	-
Cooling	Packaged Unit	-
Garage (spaces)	0	-

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Extended Property Facts

Structure Details

Building Name	Paola Crossing
Number of Levels	1
Parking Features	Common Parking

Interior Features

Utilities	Electric, Septic System, Water
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Interior Details

1st Floor	9600 sq ft
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Exterior Features

General	Sign
Occupant	Other
Road	City Street
Parking	Common Parking
Lot Size Features	Acre

Exterior Details

Topography	Above street level
Lot Size - Square Feet	52272 sq ft
Lot Size - Acres	1.200 ac
Neighborhood Code	403.3

Location Details

Building Name	Paola Crossing
Directions to Property	Hwy 169 to Baptiste Dr exit. Turn left at first stoplight (Hedge Ln). Turn right onto Peoria St. Building is on the left.
Trade Area	Paola
Zoning	TA
Location Features	Business District

Other Details

Amenities	Fire Sprinkler
Wood Fence	311
Concrete Paving	28152
Concrete Paving	1736

Listing Facts and Details

Listing Details

Listing ID: 2419327	Age: 11-15 Years Approx.
Listing Source: Heartland MLS Inc.	Occupants: Other
Original List Price: \$1,695,000	Lease Option Available: No
Original List Date: 1/25/2023	Lease Price: \$1,695,000
Listing Agreement Type: Exclusive Right to Sell(ER)	Utilities: Electric, Septic System, Water
Showing Instructions: Call Listing Agent	

Details:

Beautiful stone and brick building in excellent location just off 169 Hwy on main Paola exit (Baptiste Dr). Near hotel, fast food chains, banks, gas stations, etc. Building is currently divided into 3 units: 2400 sqft, 1200 sqft, and 6000 sqft (former medical office, open for new tenant).

Legal:

SEC/TWN/RNG/MER:SEC 15 TWN 17S RNG 23E PAOLA BUSINESS PARK #2, ACRES 1.2, TR BEG NW/C PARCEL 9 PAOLA BUSINESS PARK #2 TH E67.5 SELY141 SWLY25 S223.4 W192.8 N278.7 MAP REF:MAP 135

Price Change History

Change Date	Description	New List Price	% Change
1/25/2023	Active	\$1,695,000	-

Public Facts

Owner Information

Owner Name	Johl, Jewel & Jasdeep
Mailing Address	643 Miner Rd Orinda CA 94563-1414

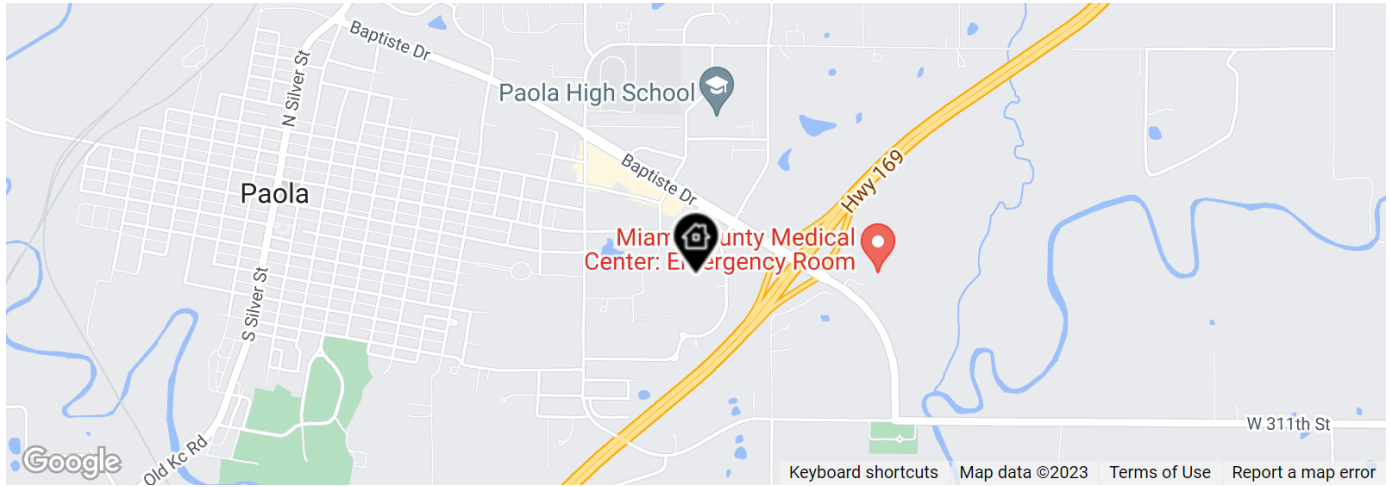
Legal Description

APN: 135-15-0-30-01-002.01-0	Tax ID: 3-1076	Zoning: -	Census Tract: 201211006.011007	Abbreviated Description: SEC/TWN/RNG/MER:SEC 15 TWN 17S RNG 23E PAOLA BUSINESS PARK #2, ACRES 1.2, TR BEG NW/C PARCEL 9 PAOLA BUSINESS PARK #2 TH E67.5 SELY141 SWLY25 S223.4 W192.8 N278.7 MAP REF:MAP 135	City/Municipality/Township: Paola, KS 66071
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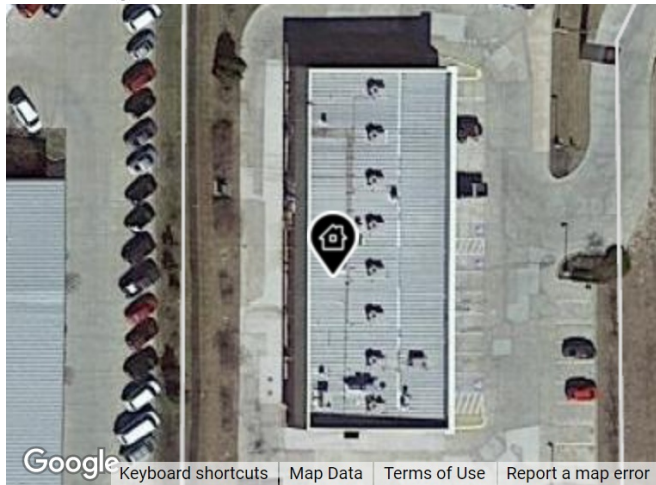
Assessed Values

Date	Improvements	Land	Total	Tax
2022	\$347,198	\$42,103	\$389,301	-
2021	-	-	-	\$16,672
2020	-	-	-	\$31,183
2019	-	-	-	\$30,393
2018	-	-	-	\$31,420
2017	-	-	-	\$31,849
2016	-	-	-	-
2015	-	-	-	-
2014	-	-	-	-
2013	-	-	-	-
2012	-	-	-	-
2011	-	-	-	-
2009	\$72,295	\$77,555	\$149,850	-

Maps



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1

3,432

2022 Est. daily traffic counts

Street: Hedge Ln
 Cross: Baptiste Dr
 Cross Dir: NE
 Dist: 0.03 miles

▲ 2

3,309

2022 Est. daily traffic counts

Street: East Peoria Street
 Cross: Sunrise Cir
 Cross Dir: E
 Dist: 0.01 miles

▲ 3

7,049

2022 Est. daily traffic counts

Street: Baptiste Drive
 Cross: Hedge Ln
 Cross Dir: NW
 Dist: 0.1 miles

▲ 4

2,546

2022 Est. daily traffic counts

Street: US Hwy 169
 Cross: Baptiste Dr
 Cross Dir: NE
 Dist: 0.12 miles

▲ 5

290

2022 Est. daily traffic counts

Street: Assembly Ln
 Cross: Lakemary Dr
 Cross Dir: N
 Dist: 0.04 miles

Historical counts

Year	Count	Type
2013	3,545	ADT

Historical counts

Year	Count	Type
2018	3,270	AA DT

Historical counts

Year	Count	Type
2018	7,060	AA DT

Historical counts

Year	Count	Type
2018	2,430	AA DT

Historical counts

Year	Count	Type
2013	295	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Paola Crossing Rent Roll

Tenant Name	Unit	Leased		Lease		Monthly	Annual	Rental	
		SF	Lease Start	Expiration	Rent	PSF	Increase Date	PSF	
Edward D. Jones & Co.	1601	1,200	4/1/2020	3/31/2025	\$ 1,150	\$ 11.50			
Windcreek Dialysis (dba DaVita)	1603	6,000	4/1/2012	3/31/2022	\$ 6,625	\$ 13.25			
GMRG ACQ, LLC (dba Pizza Hut)	1613	2,400	2/21/2019	2/28/2029	\$ 3,200	\$ 16.00	3/1/2023	\$	17.60
Options to Renew									
Edward Jones	One additional period of five years, with an increase to \$1,250 per month (\$12.50 psf).								
DaVita	Three additional periods of five years each at an amount equal to the lesser of a) 95% of FMV or b) CPI increase over the prior lease year rent.								
Pizza Hut	Two additional terms of five years, at \$19.36 psf for the first term and \$21.30 psf for the second term.								
Other Terms									
Pizza Hut Percentage Rent	Five percent (5%) of the amount by which total Net Receipts exceed \$700,000 annually.								

Paola Crossing Financial Analysis

Tenant Name	Unit	Leased		Lease		Monthly	Annual	Rental	
		SF	Lease Start	Expiration	Rent	PSF	Increase Date	PSF	
Edward D. Jones & Co.	1601	1,200	4/1/2020	3/31/2025	\$ 1,150	\$ 11.50			
Windcreek Dialysis (dba DaVita)	1603	6,000	4/1/2012	3/31/2022	\$ 6,625	\$ 13.25			
GMRG ACQ, LLC (dba Pizza Hut)	1613	2,400	2/21/2019	2/28/2029	\$ 3,200	\$ 16.00	3/1/2023	\$	17.60
Totals/Weighted Averages		9,600			\$ 10,975	\$ 13.72			
Annual Net Operating Income*					\$ 131,700	\$ 13.72			
Less: Capital Reserves					\$ 2,400	\$ 0.25			
Cash Flow Before Debt Service					\$ 129,300				
Less: Annual Debt Service					\$ 89,378				
Annual Cash Flow					\$ 39,922				
Year Cash on Cash Return					8.49%				
Sales Price					\$ 1,881,429	PSF \$ 195.98	Cap Rate 7.00%		
Financing Assumptions					Loan Amount \$ 1,411,071		75.00% LTV		
					Down Payment \$ 470,357		4.00% Rate		
					Annual Debt Service \$ 89,378		25 Yr Amort		
*Current rents only. Does not include future increases.									
*Assumes no Pizza Hut % Rent = Five percent (5%) of the amount by which total Net Receipts exceed \$700,000 annually.									

Paola Crossing LLC

Paola Crossing

1601-1613 W Peoria Street, Paola, KS 66071

Monthly Asset Management Report

December 2021

Prepared By:



REAL ESTATE SERVICES, LLC

Property Manager	Approval / Date
Doug McInteer dmcinteer@blockllc.com 816-412-8469	APPROVED <i>By Doug McInteer at 1:18 pm, Feb 10, 2022</i>
Property Accountant	Approval / Date
Kim Escabi kescabi@blockllc.com 816-412-5801	APPROVED <i>By Kim Escabi at 2:46 pm, Jan 18, 2022</i>
Reviewed By	Approval / Date
Devin Baker dbaker@blockllc.com 816-932-5514	APPROVED <i>By Devin Baker at 12:32 pm, Feb 10, 2022</i>

Report Distribution List	TABLE OF CONTENTS
Jewel Johl jeweljohl@gmail.com	<ol style="list-style-type: none">1) Property Rent Roll2) Property Balance Sheet3) Property Income Statement4) Deposit Register5) Accounts Receivable Aging Report6) Expense Distribution Report7) Check Register8) Accounts Payable Aging Report9) Bank Statements/Reconciliations

Rent Roll - Lease Abstract

Paola Crossing (3rd604)

Post Month 12/2021

Recurring Charges shown as monthly Amounts

Tenant Code	Tenant	Lease Start	Lease End	Move-In	Unit	Leased SF	Current Monthly	Annual PSF	Date	Future Base	Current Recurring Charges		Deposit	
										Rent increases PSF	Code	Amt		PSF
3rd604 Paola Crossing														
604edwar	Edward D Jones & Co	04/01/2020	03/31/2025	04/01/2020	1601	1,200	\$1,150.00	\$11.50			camnet	\$441.40	4.41	0.00
											taxnet	\$339.25	3.39	
											insnet	\$22.44	0.22	
604windc	Windcreek Dialysis,	04/01/2012	03/31/2022	04/01/2012	1603	6,000	\$6,625.00	\$13.25			camnet	\$2,206.98	4.41	0.00
											taxnet	\$1,696.25	3.39	
											insnet	\$112.19	0.22	
604gmrg	GMRG ACQ LLC	02/21/2019	02/28/2029	02/21/2019	1613	2,400	\$3,200.00	\$16.00	03/01/2023	\$17.60			3,200.00	

Summary		Total SF	%	Monthly Base Rent	Annual Rent PSF	Total Deposits	Recurring Charges	Recurring Charges PSF
(3rd604)	Occupied	9,600	100.00%	\$10,975.00	13.72	\$3,200.00	\$4,818.51	6.02
	Vacant	0	0.00%	\$0.00	\$0.00			
		<u>9,600</u>		<u>\$10,975.00</u>	<u>13.72</u>			

Balance Sheet (MTD & YTD Period Change)

Period = Dec 2021

Book = Accrual ; Tree = ysi_bs

	Ending Balance 11/2021	Ending Balance 12/2021	Increase/ (Decrease) 12/2021 MTD	Ending Balance 12/2020	Ending Balance 12/2021	Increase/ (Decrease) 12/2021 YTD
ASSETS						
CASH						
Operating Cash	50,385.61	57,574.93	7,189.32	0.00	57,574.93	57,574.93
TOTAL CASH	50,385.61	57,574.93	7,189.32	0.00	57,574.93	57,574.93
ACCOUNTS/NOTES RECEIVABLE						
Accounts Receivable	12,190.57	10,965.60	-1,224.97	0.00	10,965.60	10,965.60
TOTAL ACCOUNTS/NOTES RECEIVABLE	12,190.57	10,965.60	-1,224.97	0.00	10,965.60	10,965.60
REAL ESTATE INVESTMENTS						
ACQUIRED REAL ESTATE						
Building Acquisition Cost	1,700,000.00	1,700,000.00	0.00	0.00	1,700,000.00	1,700,000.00
Acquisition and Funding Fees	142.25	142.25	0.00	0.00	142.25	142.25
Acquisition Professional Fees	3,513.80	3,513.80	0.00	0.00	3,513.80	3,513.80
TOTAL ACQUIRED REAL ESTATE	1,703,656.05	1,703,656.05	0.00	0.00	1,703,656.05	1,703,656.05
NET REAL ESTATE INVESTMENTS	1,703,656.05	1,703,656.05	0.00	0.00	1,703,656.05	1,703,656.05
DEFERRED ASSETS						
LEASING AND LOAN COSTS						
Leasing Commissions CY	-25.75	0.00	25.75	0.00	0.00	0.00
TOTAL LEASING AND LOAN COSTS	-25.75	0.00	25.75	0.00	0.00	0.00
NET DEFERRED ASSETS	-25.75	0.00	25.75	0.00	0.00	0.00
TOTAL ASSETS	1,766,206.48	1,772,196.58	5,990.10	0.00	1,772,196.58	1,772,196.58
LIABILITIES & OWNER'S EQUITY						
LIABILITIES						
CURRENT LIABILITIES						
Accounts Payable	579.39	34,142.85	33,563.46	0.00	34,142.85	34,142.85
Accrued Operating Expenses	2,606.58	2,241.41	-365.17	0.00	2,241.41	2,241.41
Accrued Real Estate Taxes	3,916.74	0.00	-3,916.74	0.00	0.00	0.00

Balance Sheet (MTD & YTD Period Change)

Period = Dec 2021

Book = Accrual ; Tree = ysi_bs

	Ending Balance 11/2021	Ending Balance 12/2021	Increase/ (Decrease) 12/2021 MTD	Ending Balance 12/2020	Ending Balance 12/2021	Increase/ (Decrease) 12/2021 YTD
Accrued Interest 1st Mortgage	0.00	1,503.18	1,503.18	0.00	1,503.18	1,503.18
Prepaid Income	2,206.67	657.20	-1,549.47	0.00	657.20	657.20
TOTAL CURRENT LIABILITIES	9,309.38	38,544.64	29,235.26	0.00	38,544.64	38,544.64
LONG TERM LIABILITIES						
1st Mortgage	795,396.55	792,909.92	-2,486.63	0.00	792,909.92	792,909.92
Security Deposits	3,200.00	3,200.00	0.00	0.00	3,200.00	3,200.00
TOTAL LONG TERM LIABILITIES	798,596.55	796,109.92	-2,486.63	0.00	796,109.92	796,109.92
TOTAL LIABILITIES	807,905.93	834,654.56	26,748.63	0.00	834,654.56	834,654.56
OWNER'S EQUITY						
Current Year Earnings	62,017.86	41,259.33	-20,758.53	0.00	41,259.33	41,259.33
Owner Contributions-Initial Cash	896,282.69	896,282.69	0.00	0.00	896,282.69	896,282.69
TOTAL OWNER'S EQUITY	958,300.55	937,542.02	-20,758.53	0.00	937,542.02	937,542.02
TOTAL LIABILITIES & OWNER'S EQUITY	1,766,206.48	1,772,196.58	5,990.10	0.00	1,772,196.58	1,772,196.58

Property Income Statement

Period = Dec 2021

Book = Accrual ; Tree = propcfstmt

	MTD Actuals	MTD Budget	MTD Variance	MTD % Variance	YTD Actuals	YTD Budget	YTD Variance	YTD % Variance	Annual Budget	Annual PSF	Budget PSF
PROPERTY INCOME											
RENTAL INCOME											
Base Rent	10,975.00	10,975.00	0.00	0.00	111,442.16	109,750.00	1,692.16	1.54	109,750.00	11.609	11.432
Percentage Rent	182.73	0.00	182.73	N/A	5,034.47	0.00	5,034.47	N/A	0.00	0.524	0.000
TOTAL RENTAL INCOME	11,157.73	10,975.00	182.73	1.66	116,476.63	109,750.00	6,726.63	6.13	109,750.00	12.133	11.432
EXPENSE RECOVERIES											
EXPENSE RECOVERIES - CY											
CAM Recoveries (Net) - CY	2,648.38	2,648.32	0.06	0.00	26,483.80	26,483.74	0.06	0.00	26,483.74	2.759	2.759
Tax Recoveries (Net) - CY	2,035.50	2,035.50	0.00	0.00	20,355.00	20,355.00	0.00	0.00	20,355.00	2.120	2.120
Insurance Recoveries (Net) - CY	134.63	134.57	0.06	0.04	1,346.30	1,346.24	0.06	0.00	1,346.24	0.140	0.140
TOTAL EXPENSE RECOVERIES - CY	4,818.51	4,818.39	0.12	0.00	48,185.10	48,184.98	0.12	0.00	48,184.98	5.019	5.019
TOTAL EXPENSE RECOVERIES	4,818.51	4,818.39	0.12	0.00	48,185.10	48,184.98	0.12	0.00	48,184.98	5.019	5.019
DIRECT TENANT REIMBURSEMENTS											
Water Reimbursements	876.63	1,375.00	-498.37	-36.25	12,414.28	13,750.00	-1,335.72	-9.71	13,750.00	1.293	1.432
TOTAL DIRECT TENANT REIMBURSE...	876.63	1,375.00	-498.37	-36.25	12,414.28	13,750.00	-1,335.72	-9.71	13,750.00	1.293	1.432
TOTAL PROPERTY INCOME	16,852.87	17,168.39	-315.52	-1.84	177,076.01	171,684.98	5,391.03	3.14	171,684.98	18.445	17.884
GROSS INCOME	16,852.87	17,168.39	-315.52	-1.84	177,076.01	171,684.98	5,391.03	3.14	171,684.98	18.445	17.884
OPERATING EXPENSES											
** RECOVERABLE OPERATING EXPENSES **											
** REPAIRS & MAINTENANCE **											
REPAIRS & MAINTENANCE PAYROLL											
R&M Salaries & Wages	234.00	165.00	-69.00	-41.82	1,648.26	1,650.00	1.74	0.11	1,650.00	0.172	0.172
TOTAL REPAIRS & MAINTENANCE P...	234.00	165.00	-69.00	-41.82	1,648.26	1,650.00	1.74	0.11	1,650.00	0.172	0.172
ELECTRICAL MAINTENANCE											
Electrical Repairs	0.00	0.00	0.00	N/A	262.20	0.00	-262.20	N/A	0.00	0.027	0.000
TOTAL ELECTRICAL MAINTENANCE	0.00	0.00	0.00	N/A	262.20	0.00	-262.20	N/A	0.00	0.027	0.000

Property Income Statement

Period = Dec 2021

Book = Accrual ; Tree = propcfstmt

	MTD Actuals	MTD Budget	MTD Variance	MTD % Variance	YTD Actuals	YTD Budget	YTD Variance	YTD % Variance	Annual Budget	Annual PSF	Budget PSF
PLUMBING MAINTENANCE											
Plumbing Repairs	0.00	0.00	0.00	N/A	25,180.17	0.00	-25,180.17	N/A	0.00	2.623	0.000
TOTAL PLUMBING MAINTENANCE	0.00	0.00	0.00	N/A	25,180.17	0.00	-25,180.17	N/A	0.00	2.623	0.000
EXTERIOR & STRUCTURAL											
Roof Repairs	1,146.42	500.00	-646.42	-129.28	6,592.63	2,500.00	-4,092.63	-163.71	2,500.00	0.687	0.260
Other Exterior Repairs	0.00	0.00	0.00	N/A	36.92	0.00	-36.92	N/A	0.00	0.004	0.000
TOTAL EXTERIOR & STRUCTURAL	1,146.42	500.00	-646.42	-129.28	6,629.55	2,500.00	-4,129.55	-165.18	2,500.00	0.691	0.260
GENERAL BUILDING MAINTENANCE											
General Building Supplies	0.00	0.00	0.00	N/A	17.61	0.00	-17.61	N/A	0.00	0.002	0.000
Painting & Wall Covering	0.00	0.00	0.00	N/A	2,369.63	0.00	-2,369.63	N/A	0.00	0.247	0.000
Other General Building	0.00	8.00	8.00	100.00	69.30	80.00	10.70	13.38	80.00	0.007	0.008
TOTAL GENERAL BUILDING MAINTENANCE	0.00	8.00	8.00	100.00	2,456.54	80.00	-2,376.54	-2,970.68	80.00	0.256	0.008
TOTAL REPAIRS & MAINTENANCE	1,380.42	673.00	-707.42	-105.11	36,176.72	4,230.00	-31,946.72	-755.24	4,230.00	3.768	0.441
UTILITIES											
Electricity	86.02	110.00	23.98	21.80	761.13	815.00	53.87	6.61	815.00	0.079	0.085
TOTAL UTILITIES	86.02	110.00	23.98	21.80	761.13	815.00	53.87	6.61	815.00	0.079	0.085
** GROUNDS & ROADS **											
LANDSCAPING											
Lawn Maintenance Contract	728.67	843.37	114.70	13.60	8,855.37	8,433.34	-422.03	-5.00	8,433.34	0.922	0.878
TOTAL LANDSCAPING	728.67	843.37	114.70	13.60	8,855.37	8,433.34	-422.03	-5.00	8,433.34	0.922	0.878
GROUNDS MAINTENANCE											
Grounds Lighting	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	200.00	0.000	0.021
Grounds Snow Removal	0.00	0.01	0.01	100.00	0.00	0.01	0.01	100.00	0.01	0.000	0.000
Trash Removal	656.17	718.00	61.83	8.61	6,299.65	7,180.00	880.35	12.26	7,180.00	0.656	0.748
Miscellaneous Grounds	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	300.00	0.000	0.031
TOTAL GROUNDS MAINTENANCE	656.17	793.01	136.84	17.26	6,299.65	7,680.01	1,380.36	17.97	7,680.01	0.656	0.800
PARKING LOT MAINTENANCE											
Parking Lot Striping	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	750.00	0.000	0.078
Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	10,000.00	10,000.00	100.00	10,000.00	0.000	1.042
Parking Lot Lighting	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	200.00	0.000	0.021
TOTAL PARKING LOT MAINTENANCE	0.00	0.00	0.00	N/A	0.00	10,950.00	10,950.00	100.00	10,950.00	0.000	1.141

Property Income Statement

Period = Dec 2021

Book = Accrual ; Tree = propcfstmt

	MTD Actuals	MTD Budget	MTD Variance	MTD % Variance	YTD Actuals	YTD Budget	YTD Variance	YTD % Variance	Annual Budget	Annual PSF	Budget PSF
TOTAL GROUNDS & ROADS	1,384.84	1,636.38	251.54	15.37	15,155.02	27,063.35	11,908.33	44.00	27,063.35	1.579	2.819
REAL ESTATE TAXES											
Real Estate Taxes	29,426.66	2,714.00	-26,712.66	-984.25	29,426.66	32,568.00	3,141.34	9.65	32,568.00	3.065	3.392
TOTAL REAL ESTATE TAXES	29,426.66	2,714.00	-26,712.66	-984.25	29,426.66	32,568.00	3,141.34	9.65	32,568.00	3.065	3.392
INSURANCE											
Property Insurance	0.00	126.87	126.87	100.00	540.00	1,522.00	982.00	64.52	1,522.00	0.056	0.159
Liability Insurance	0.00	52.63	52.63	100.00	0.00	632.00	632.00	100.00	632.00	0.000	0.066
TOTAL INSURANCE	0.00	179.50	179.50	100.00	540.00	2,154.00	1,614.00	74.93	2,154.00	0.056	0.224
MANAGEMENT FEES											
Contract Management Fee	696.68	506.35	-190.33	-37.59	6,087.02	5,063.77	-1,023.25	-20.21	5,063.77	0.634	0.527
TOTAL MANAGEMENT FEES	696.68	506.35	-190.33	-37.59	6,087.02	5,063.77	-1,023.25	-20.21	5,063.77	0.634	0.527
TOTAL RECOVERABLE OPERATING EXP...	32,974.62	5,819.23	-27,155.39	-466.65	88,146.55	71,894.12	-16,252.43	-22.61	71,894.12	9.182	7.489
DIRECT TENANT EXPENSES											
Tenant Water	876.63	1,375.00	498.37	36.25	12,414.28	13,750.00	1,335.72	9.71	13,750.00	1.293	1.432
TOTAL DIRECT TENANT EXPENSES	876.63	1,375.00	498.37	36.25	12,414.28	13,750.00	1,335.72	9.71	13,750.00	1.293	1.432
** NON-RECOVERABLE EXPENSES **											
N/R OPERATING EXPENSES											
N/R HVAC Expenses	0.00	0.00	0.00	N/A	12,454.00	0.00	-12,454.00	N/A	0.00	1.297	0.000
N/R Electricity	0.00	0.00	0.00	N/A	-3.60	0.00	3.60	N/A	0.00	0.000	0.000
N/R Water & Sewer	0.00	0.00	0.00	N/A	164.98	0.00	-164.98	N/A	0.00	0.017	0.000
N/R Other Utilities	0.00	0.00	0.00	N/A	11.59	0.00	-11.59	N/A	0.00	0.001	0.000
N/R Real Estate Taxes	102.77	0.00	-102.77	N/A	102.77	0.00	-102.77	N/A	0.00	0.011	0.000
TOTAL N/R OPERATING EXPENSES	102.77	0.00	-102.77	N/A	12,729.74	0.00	-12,729.74	N/A	0.00	1.326	0.000
N/R ADMINISTRATIVE EXPENSES											
N/R Bank Fees	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	N/A	0.00	0.001	0.000
TOTAL N/R ADMINISTRATIVE EXPENSES	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	N/A	0.00	0.001	0.000
TOTAL NON-RECOVERABLE EXPENSES	102.77	0.00	-102.77	N/A	12,739.74	0.00	-12,739.74	N/A	0.00	1.327	0.000
TOTAL OPERATING EXPENSES	33,954.02	7,194.23	-26,759.79	-371.96	113,300.57	85,644.12	-27,656.45	-32.29	85,644.12	11.802	8.921

Property Income Statement

Period = Dec 2021

Book = Accrual ; Tree = propcfstmt

	MTD Actuals	MTD Budget	MTD Variance	MTD % Variance	YTD Actuals	YTD Budget	YTD Variance	YTD % Variance	Annual Budget	Annual PSF	Budget PSF
NET OPERATING INCOME	-17,101.15	9,974.16	-27,075.31	-271.45	63,775.44	86,040.86	-22,265.42	-25.88	86,040.86	6.643	8.963
INTEREST EXPENSE											
Interest-1st Mortgage	3,657.38	635.80	-3,021.58	-475.24	22,516.11	9,080.60	-13,435.51	-147.96	9,080.60	2.345	0.946
TOTAL INTEREST EXPENSE	3,657.38	635.80	-3,021.58	-475.24	22,516.11	9,080.60	-13,435.51	-147.96	9,080.60	2.345	0.946
PARTNERSHIP EXPENSES											
Tax Preparation Fees	0.00	0.00	0.00	N/A	0.00	3,350.00	3,350.00	100.00	3,350.00	0.000	0.349
Annual Report Filings	0.00	0.00	0.00	N/A	0.00	53.00	53.00	100.00	53.00	0.000	0.006
TOTAL PARTNERSHIP EXPENSES	0.00	0.00	0.00	N/A	0.00	3,403.00	3,403.00	100.00	3,403.00	0.000	0.354
NET REAL ESTATE TAXABLE INCOME	-20,758.53	9,338.36	-30,096.89	-322.29	41,259.33	73,557.26	-32,297.93	-43.91	73,557.26	4.298	7.662
NET REAL ESTATE INCOME	-20,758.53	9,338.36	-30,096.89	-322.29	41,259.33	73,557.26	-32,297.93	-43.91	73,557.26	4.298	7.662
CASH FLOW ADJUSTMENTS (NET CHANGE IN BALANCE SHEET ACC...											
ACCOUNTS/NOTES RECEIVABLE											
Accounts Receivable	1,224.97	0.00	1,224.97	N/A	-10,965.60	0.00	-10,965.60	N/A	0.00	-1.142	0.000
TOTAL ACCOUNTS/NOTES RECEIVABLE	1,224.97	0.00	1,224.97	N/A	-10,965.60	0.00	-10,965.60	N/A	0.00	-1.142	0.000
PREPAID EXPENSES											
Prepaid Insurance	0.00	179.50	-179.50	-100.00	0.00	0.00	0.00	N/A	0.00	0.000	0.000
TOTAL PREPAID EXPENSES	0.00	179.50	-179.50	-100.00	0.00	0.00	0.00	N/A	0.00	0.000	0.000
ACQUIRED REAL ESTATE											
Building Acquisition Cost	0.00	0.00	0.00	N/A	-1,700,000.00	0.00	-1,700,000.00	N/A	0.00	-177.083	0.000
Acquisition Commission	0.00	0.00	0.00	N/A	-142.25	0.00	-142.25	N/A	0.00	-0.015	0.000
Acquisition Professional Fees	0.00	0.00	0.00	N/A	-3,513.80	0.00	-3,513.80	N/A	0.00	-0.366	0.000
TOTAL ACQUIRED REAL ESTATE	0.00	0.00	0.00	N/A	-1,703,656.05	0.00	-1,703,656.05	N/A	0.00	-177.464	0.000
LEASING AND LOAN COSTS											
Leasing Commissions CY	-25.75	0.00	-25.75	N/A	0.00	0.00	0.00	N/A	0.00	0.000	0.000
TOTAL LEASING AND LOAN COSTS	-25.75	0.00	-25.75	N/A	0.00	0.00	0.00	N/A	0.00	0.000	0.000
OTHER ASSETS											
Capital Improvements Escrow	0.00	-708.75	708.75	100.00	0.00	-8,505.00	8,505.00	100.00	-8,505.00	0.000	-0.886

Property Income Statement

Period = Dec 2021

Book = Accrual ; Tree = propcfstmt

	MTD Actuals	MTD Budget	MTD Variance	MTD % Variance	YTD Actuals	YTD Budget	YTD Variance	YTD % Variance	Annual Budget	Annual PSF	Budget PSF
TOTAL OTHER ASSETS	0.00	-708.75	708.75	100.00	0.00	-8,505.00	8,505.00	100.00	-8,505.00	0.000	-0.886
CURRENT LIABILITIES											
Accounts Payable	33,563.46	0.00	33,563.46	N/A	34,142.85	0.00	34,142.85	N/A	0.00	3.557	0.000
Accrued Operating Expenses	-365.17	0.00	-365.17	N/A	2,241.41	0.00	2,241.41	N/A	0.00	0.233	0.000
Accrued Real Estate Taxes	-3,916.74	-13,570.00	9,653.26	71.14	0.00	0.00	0.00	N/A	0.00	0.000	0.000
Accrued Interest 1st Mortgage	1,503.18	0.00	1,503.18	N/A	1,503.18	0.00	1,503.18	N/A	0.00	0.157	0.000
Prepaid Income	-1,549.47	0.00	-1,549.47	N/A	657.20	0.00	657.20	N/A	0.00	0.068	0.000
TOTAL CURRENT LIABILITIES	29,235.26	-13,570.00	42,805.26	315.44	38,544.64	0.00	38,544.64	N/A	0.00	4.015	0.000
LONG TERM LIABILITIES											
1st Mortgage	-2,486.63	-4,743.71	2,257.08	47.58	792,909.92	-55,438.42	848,348.34	1,530.25	-55,438.42	82.595	-5.775
Security Deposits	0.00	0.00	0.00	N/A	3,200.00	0.00	3,200.00	N/A	0.00	0.333	0.000
TOTAL LONG TERM LIABILITIES	-2,486.63	-4,743.71	2,257.08	47.58	796,109.92	-55,438.42	851,548.34	1,536.03	-55,438.42	82.928	-5.775
OWNER'S EQUITY											
Owner Contributions-Initial	0.00	0.00	0.00	N/A	896,282.69	0.00	896,282.69	N/A	0.00	93.363	0.000
TOTAL OWNER'S EQUITY	0.00	0.00	0.00	N/A	896,282.69	0.00	896,282.69	N/A	0.00	93.363	0.000
TOTAL CASH FLOW ADJUSTMENTS	27,947.85	-18,842.96	46,790.81	248.32	16,315.60	-63,943.42	80,259.02	125.52	-63,943.42	1.700	-6.661
NET CASH FLOW	7,189.32	-9,504.60	16,693.92	175.64	57,574.93	9,613.84	47,961.09	498.88	9,613.84	5.997	1.001

Deposit Register

Property=3rd604

Name	Property	Unit	Period	Date	Amount	Check #
(3rd604op) - 7 12/01/2021						
Edward D Jones & Co LP	3rd604	1601	12/2021	12/01/2021	1,953.09	01193376
Total (3rd604op) - 7 12/01/2021					1,953.09	
(mtalb) - 10719 12/01/2021						
GMRG ACQ LLC	3rd604	1613	12/2021	12/01/2021	3,934.86	151102
Total (mtalb) - 10719 12/01/2021					3,934.86	
(mtalb) - 10721 12/03/2021						
Windcreek Dialysis, LLC	3rd604	1603	12/2021	12/03/2021	10,640.42	150263095
Total (mtalb) - 10721 12/03/2021					10,640.42	
					<hr/>	
					16,528.37	

Aging Detail

DB Caption: LIVE-HOSTED Property: 3rd604 Age As Of: 12/31/2021 Post To: 12/2021

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
Paola Crossing (3rd604)														
Edward D Jones & Co LP (604edwar)														
3rd604	Edward D Jones & Co LP		Current	R-1479731	Prepay	12/01/2021	12/2021	0.00	0.00	0.00	0.00	0.00	-657.20	-657.20
3rd604	Edward D Jones & Co LP		Current	C-3818983	water	12/31/2021	12/2021	-589.21	-589.21	0.00	0.00	0.00	0.00	-589.21
Edward D Jones & Co LP								-589.21	-589.21	0.00	0.00	0.00	-657.20	-1,246.41
GMRG ACQ LLC (604gmrg)														
3rd604	GMRG ACQ LLC		Current	C-3764830	percent	12/09/2021	12/2021	182.73	182.73	0.00	0.00	0.00	0.00	182.73
3rd604	GMRG ACQ LLC		Current	C-3818982	water	12/31/2021	12/2021	279.95	279.95	0.00	0.00	0.00	0.00	279.95
GMRG ACQ LLC								462.68	462.68	0.00	0.00	0.00	0.00	462.68
Windcreek Dialysis, LLC (604windc)														
3rd604	Windcreek Dialysis, LLC		Current	C-3368571	water	03/31/2021	03/2021	962.43	0.00	0.00	0.00	962.43	0.00	962.43
3rd604	Windcreek Dialysis, LLC		Current	C-3368575	water	04/30/2021	04/2021	928.67	0.00	0.00	0.00	928.67	0.00	928.67
3rd604	Windcreek Dialysis, LLC		Current	C-3420567	water	05/31/2021	05/2021	308.53	0.00	0.00	0.00	308.53	0.00	308.53
3rd604	Windcreek Dialysis, LLC		Current	C-3470391	water	06/30/2021	06/2021	146.91	0.00	0.00	0.00	146.91	0.00	146.91
3rd604	Windcreek Dialysis, LLC		Current	C-3470396	water	06/30/2021	06/2021	1,122.92	0.00	0.00	0.00	1,122.92	0.00	1,122.92
3rd604	Windcreek Dialysis, LLC		Current	C-3520419	water	07/31/2021	07/2021	1,051.80	0.00	0.00	0.00	1,051.80	0.00	1,051.80
3rd604	Windcreek Dialysis, LLC		Current	C-3576604	water	08/31/2021	08/2021	1,442.14	0.00	0.00	0.00	1,442.14	0.00	1,442.14
3rd604	Windcreek Dialysis, LLC		Current	C-3634591	water	09/30/2021	09/2021	1,169.38	0.00	0.00	0.00	1,169.38	0.00	1,169.38
3rd604	Windcreek Dialysis, LLC		Current	C-3700765	water	10/31/2021	10/2021	1,328.40	0.00	0.00	1,328.40	0.00	0.00	1,328.40
3rd604	Windcreek Dialysis, LLC		Current	C-3761999	water	11/30/2021	11/2021	1,453.97	0.00	1,453.97	0.00	0.00	0.00	1,453.97
3rd604	Windcreek Dialysis, LLC		Current	C-3818981	water	12/31/2021	12/2021	1,176.98	1,176.98	0.00	0.00	0.00	0.00	1,176.98
Windcreek Dialysis, LLC								11,092.13	1,176.98	1,453.97	1,328.40	7,132.78	0.00	11,092.13
3rd604								10,965.60	1,050.45	1,453.97	1,328.40	7,132.78	-657.20	10,308.40
Grand Total								10,965.60	1,050.45	1,453.97	1,328.40	7,132.78	-657.20	10,308.40

Userld : lmzcw_live Date : 2/2/2022 Time : 2:03 PM

Expense Distribution

Property=3rd604 AND mm/yy=12/2021-12/2021

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
18055-000 - Leasing Commissions CY										
bres75 - Block Real Estate Services LLC	P-1493952	3rd604	1006483-1493952	12/31/2021	12/2021	25.75	25.75			Cogency Invoice 08/2021
Total 18055-000 - Leasing Commissions CY						25.75	25.75			
22000-000 - 1st Mortgage										
kans604 - Kansas State Bank	P-1459330	3rd604	2121436 - 12/21	12/10/2021	12/2021	2,486.63	0.00	60420211210	12/10/2021	12.10.21 Mortgage Payment
Total 22000-000 - 1st Mortgage						2,486.63	0.00			
52010-000 - R&M Salaries & Wages										
bloc73 - Block Maintenance Solutions	P-1461908	3rd604	1055673	11/19/2021	12/2021	156.00	0.00	100187683	12/02/2021	WE 11/19/21 General Maintenance
bloc73 - Block Maintenance Solutions	P-1477227	3rd604	1074153	12/17/2021	12/2021	78.00	0.00	100190506	12/30/2021	WE 12/17/21 General Maintenance
Total 52010-000 - R&M Salaries & Wages						234.00	0.00			
52410-000 - Roof Repairs										
boon01 - Boone Brothers Roofing	P-1461883	3rd604	21.7087.12	11/19/2021	12/2021	746.42	0.00	100187685	12/02/2021	Leak Repair 10/2021
boon01 - Boone Brothers Roofing	P-1475242	3rd604	21.6886.12	11/30/2021	12/2021	400.00	0.00	100190221	12/21/2021	10/19/21 Performed Roof Inspection
Total 52410-000 - Roof Repairs						1,146.42	0.00			
53010-000 - Electricity										
ever11 - Evergy	P-1477315	3rd604	6480087846 122121	12/21/2021	12/2021	86.02	0.00	321398	12/30/2021	11/18/21 - 12/20/21
Total 53010-000 - Electricity						86.02	0.00			
54110-000 - Lawn Maintenance Contract										
targ06 - Target Lawn Care	P-1475258	3rd604	18211	11/30/2021	12/2021	592.11	0.00	320943	12/21/2021	11/21 Landscaping
targ06 - Target Lawn Care	P-1475258	3rd604	18211	11/30/2021	12/2021	136.56	0.00	320943	12/21/2021	11/17/21 Winterizer Lawn Treatment
Total 54110-000 - Lawn Maintenance Con...						728.67	0.00			
54265-000 - Trash Removal										
blwm01 - BLWM LLC	P-1475205	3rd604	1068155	11/29/2021	12/2021	656.17	0.00	100190220	12/21/2021	Trash Removal 11/21
Total 54265-000 - Trash Removal						656.17	0.00			
57010-000 - Real Estate Taxes										
miam01 - Miami County Treasurer	P-1488025	3rd604	604_2021_RE_TA...	12/31/2021	12/2021	16,671.70	0.00	322312	01/14/2022	604_2021_RE_TAX_135-15-0-30-01-002...
miam01 - Miami County Treasurer	P-1488026	3rd604	604_2021_RE_TA...	12/31/2021	12/2021	16,671.70	0.00	322312	01/14/2022	604_2021_RE_TAX_135-15-0-30-01-002...
Total 57010-000 - Real Estate Taxes						33,343.40	0.00			
57210-000 - Contract Management Fee										
bres74 - Block Real Estate Services, LLC	P-1480757	3rd604	1100203767-369	12/31/2021	12/2021	603.29	0.00	100190643	01/05/2022	12/21 Management Fees
bres74 - Block Real Estate Services, LLC	P-1494944	3rd604	2021 Audit True Up	12/31/2021	12/2021	93.39	93.39			2021 Mgmt Fee Audit True Up
Total 57210-000 - Contract Management Fee						696.68	93.39			

Expense Distribution

Property=3rd604 AND mm/yy=12/2021-12/2021

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
58030-000 - Tenant Water										
paol01 - City of Paola	P-1467613	3rd604	PEOE-001601-0000...	11/30/2021	12/2021	1,241.80	0.00	319775	12/07/2021	10/15/21 - 11/15/21 - All Tenants
Total 58030-000 - Tenant Water						1,241.80	0.00			
61240-000 - N/R Real Estate Taxes										
miam01 - Miami County Treasurer	P-1488025	3rd604	604_2021_RE_TA...	12/31/2021	12/2021	102.77	0.00	322312	01/14/2022	604_2021_RE_TAX_135-15-0-30-01-002...
Total 61240-000 - N/R Real Estate Taxes						102.77	0.00			
65110-000 - Interest-1st Mortgage										
kans604 - Kansas State Bank	P-1459330	3rd604	2121436 - 12/21	12/10/2021	12/2021	2,154.20	0.00	60420211210	12/10/2021	12.10.21 Mortgage Payment
Total 65110-000 - Interest-1st Mortgage						2,154.20	0.00			
						42,902.51	119.14			

Payment Summary

Property=3rd604 AND mm/yy=12/2021-12/2021 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
3rd604op - Paola Crossing	60420211210	kans604 - Kansas State Bank	12/10/2021	12/2021	4,640.83	12/31/2021
mtacd - BRES Disbursement Account CD	319775	paol01 - City of Paola	12/07/2021	12/2021	1,241.80	12/14/2021
mtacd - BRES Disbursement Account CD	320943	targ06 - Target Lawn Care	12/21/2021	12/2021	728.67	12/28/2021
mtacd - BRES Disbursement Account CD	321398	ever11 - Evergy	12/30/2021	12/2021	86.02	01/04/2022
mtacd - BRES Disbursement Account CD	100187608	bres74 - Block Real Estate Services, LLC	12/01/2021	12/2021	605.14	12/07/2021
mtacd - BRES Disbursement Account CD	100187683	bloc73 - Block Maintenance Solutions	12/02/2021	12/2021	156.00	12/06/2021
mtacd - BRES Disbursement Account CD	100187685	boon01 - Boone Brothers Roofing	12/02/2021	12/2021	746.42	12/06/2021
mtacd - BRES Disbursement Account CD	100190220	blwm01 - BLWM LLC	12/21/2021	12/2021	656.17	12/23/2021
mtacd - BRES Disbursement Account CD	100190221	boon01 - Boone Brothers Roofing	12/21/2021	12/2021	400.00	12/23/2021
mtacd - BRES Disbursement Account CD	100190506	bloc73 - Block Maintenance Solutions	12/30/2021	12/2021	78.00	01/03/2022
					9,339.05	

Payable - Aging Detail

Property=3rd604 AND mm/yy=12/2021

Vendor Code - Name Invoice Notes	Tran#	Invoice#	Invoice Date	Due Date	Total	0 - 30	31 - 60	61 - 90	Over 90
bres74 - Block Real Estate...									
12/21 Management Fees	P-1480757	110020376...	12/31/2021	12/31/2021	603.29	603.29	0.00	0.00	0.00
2021 Mgmt Fee Audit Tr...	P-1494944	2021 Audit ...	12/31/2021	12/31/2021	93.39	93.39	0.00	0.00	0.00
Total bres74 - Block Real E...					696.68	696.68	0.00	0.00	0.00
miam01 - Miami County Tr...									
604_2021_RE_TAX_135...	P-1488025	604_2021...	12/31/2021	01/14/2022	16,671.70	16,671.70	0.00	0.00	0.00
604_2021_RE_TAX_135...	P-1488025	604_2021...	12/31/2021	01/14/2022	102.77	102.77	0.00	0.00	0.00
604_2021_RE_TAX_135...	P-1488026	604_2021...	12/31/2021	04/30/2022	16,671.70	16,671.70	0.00	0.00	0.00
Total miam01 - Miami Coun...					33,446.17	33,446.17	0.00	0.00	0.00
					34,142.85	34,142.85	0.00	0.00	0.00

Paola Crossing LLC

Paola Crossing

1601-1613 W Peoria Street, Paola, KS 66071

Monthly Asset Management Report

December 2022

Prepared By:



REAL ESTATE SERVICES, LLC

Property Manager	Approval / Date
Doug McInteer dmcinteer@blockllc.com 816-412-8469	
Property Accountant	Approval / Date
Kim Escabi kescabi@blockllc.com 816-412-5801	APPROVED <i>By Kim Escabi at 11:00 am, Jan 12, 2023</i>
Reviewed By	Approval / Date
Devin Baker dbaker@blockllc.com 816-932-5514	

Report Distribution List	TABLE OF CONTENTS
Jewel Johl jeweljohl@gmail.com	<ol style="list-style-type: none">1) Property Rent Roll2) Property Balance Sheet3) Property Income Statement4) Deposit Register5) Accounts Receivable Aging Report6) Expense Distribution Report7) Check Register8) Accounts Payable Aging Report9) Bank Statements/Reconciliations

Rent Roll - Lease Abstract

Paola Crossing (3rd604)

Post Month 12/2022

Recurring Charges shown as monthly Amounts

Tenant Code	Tenant	Lease Start	Lease End	Move-In	Unit	Leased SF	Current Monthly	Annual PSF	Date	<u>Future Base Rent increases</u>	<u>Current Recurring Charges</u>		Deposit	
										PSF	Code	Amt		PSF
3rd604 Paola Crossing														
604edwar	Edward D Jones & Co	04/01/2020	03/31/2025	04/01/2020	1601	1,200	\$1,150.00	\$11.50			camnet	\$441.40	4.41	0.00
											taxnet	\$339.25	3.39	
											insnet	\$22.44	0.22	
VACANT	VACANT				1603	6,000	\$0.00	\$0.00						0.00
604gmrg	GMRG ACQ LLC	02/21/2019	02/28/2029	02/21/2019	1613	2,400	\$3,200.00	\$16.00	03/01/2023	\$17.60				3,200.00

Summary		Total SF	%	Monthly Base Rent	Annual Rent PSF	Total Deposits	Recurring Charges	Recurring Charges PSF
(3rd604)	Occupied	3,600	37.50%	\$4,350.00	14.50	\$3,200.00	\$803.09	2.68
	Vacant	6,000	62.50%	\$0.00	\$0.00			
		9,600		\$4,350.00	5.44			

Balance Sheet (MTD & YTD Period Change)

Period = Dec 2022

Book = Accrual ; Tree = ysi_bs

	Ending Balance 11/2022	Ending Balance 12/2022	Increase/ (Decrease) 12/2022 MTD	Ending Balance 12/2021	Ending Balance 12/2022	Increase/ (Decrease) 12/2022 YTD
ASSETS						
CASH						
Operating Cash	651.19	633.37	-17.82	57,574.93	633.37	-56,941.56
Operating Cash Reserve - Real Estate Taxes	30,463.62	2,576.80	-27,886.82	0.00	2,576.80	2,576.80
TOTAL CASH	31,114.81	3,210.17	-27,904.64	57,574.93	3,210.17	-54,364.76
ACCOUNTS/NOTES RECEIVABLE						
Accounts Receivable	36,521.16	26,058.59	-10,462.57	10,965.60	26,058.59	15,092.99
TOTAL ACCOUNTS/NOTES RECEIVABLE	36,521.16	26,058.59	-10,462.57	10,965.60	26,058.59	15,092.99
PREPAID EXPENSES						
Prepaid Insurance	291.58	0.00	-291.58	0.00	0.00	0.00
TOTAL PREPAID EXPENSES	291.58	0.00	-291.58	0.00	0.00	0.00
REAL ESTATE INVESTMENTS						
ACQUIRED REAL ESTATE						
Building Acquisition Cost	1,700,000.00	1,700,000.00	0.00	1,700,000.00	1,700,000.00	0.00
Acquisition and Funding Fees	142.25	142.25	0.00	142.25	142.25	0.00
Acquisition Professional Fees	3,513.80	3,513.80	0.00	3,513.80	3,513.80	0.00
TOTAL ACQUIRED REAL ESTATE	1,703,656.05	1,703,656.05	0.00	1,703,656.05	1,703,656.05	0.00
NET REAL ESTATE INVESTMENTS	1,703,656.05	1,703,656.05	0.00	1,703,656.05	1,703,656.05	0.00
TOTAL ASSETS	1,771,583.60	1,732,924.81	-38,658.79	1,772,196.58	1,732,924.81	-39,271.77
LIABILITIES & OWNER'S EQUITY						
LIABILITIES						
CURRENT LIABILITIES						
Accounts Payable	500.00	31,063.92	30,563.92	34,142.85	31,063.92	-3,078.93
Accrued Operating Expenses	3,157.47	1,938.59	-1,218.88	2,241.41	1,938.59	-302.82
Accrued Real Estate Taxes	30,463.62	0.00	-30,463.62	0.00	0.00	0.00
Accrued Interest 1st Mortgage	1,503.18	1,446.27	-56.91	1,503.18	1,446.27	-56.91
Prepaid Income	14,811.96	4,171.54	-10,640.42	657.20	4,171.54	3,514.34
TOTAL CURRENT LIABILITIES	50,436.23	38,620.32	-11,815.91	38,544.64	38,620.32	75.68

Balance Sheet (MTD & YTD Period Change)

Period = Dec 2022

Book = Accrual ; Tree = ysi_bs

	Ending Balance 11/2022	Ending Balance 12/2022	Increase/ (Decrease) 12/2022 MTD	Ending Balance 12/2021	Ending Balance 12/2022	Increase/ (Decrease) 12/2022 YTD
LONG TERM LIABILITIES						
1st Mortgage	765,463.48	762,895.78	-2,567.70	792,909.92	762,895.78	-30,014.14
Security Deposits	3,200.00	3,200.00	0.00	3,200.00	3,200.00	0.00
TOTAL LONG TERM LIABILITIES	768,663.48	766,095.78	-2,567.70	796,109.92	766,095.78	-30,014.14
TOTAL LIABILITIES	819,099.71	804,716.10	-14,383.61	834,654.56	804,716.10	-29,938.46
OWNER'S EQUITY						
Current Year Earnings	56,201.20	31,926.02	-24,275.18	41,259.33	31,926.02	-9,333.31
Owner Contributions-Initial Cash	896,282.69	896,282.69	0.00	896,282.69	896,282.69	0.00
TOTAL OWNER'S EQUITY	952,483.89	928,208.71	-24,275.18	937,542.02	928,208.71	-9,333.31
TOTAL LIABILITIES & OWNER'S EQUITY	1,771,583.60	1,732,924.81	-38,658.79	1,772,196.58	1,732,924.81	-39,271.77

Property Income Statement

Period = Dec 2022

Book = Accrual ; Tree = propcfstmt

	MTD Actuals	MTD Budget	MTD Variance	MTD % Variance	YTD Actuals	YTD Budget	YTD Variance	YTD % Variance	Annual Budget	Annual PSF	Budget PSF
PROPERTY INCOME											
RENTAL INCOME											
Base Rent	4,350.00	4,350.00	0.00	0.00	78,700.00	72,075.00	6,625.00	9.19	72,075.00	8.198	7.508
Percentage Rent	267.72	0.00	267.72	N/A	4,570.28	0.00	4,570.28	N/A	0.00	0.476	0.000
TOTAL RENTAL INCOME	4,617.72	4,350.00	267.72	6.15	83,270.28	72,075.00	11,195.28	15.53	72,075.00	8.674	7.508
EXPENSE RECOVERIES											
EXPENSE RECOVERIES - CY											
CAM Recoveries (Net) - CY	441.40	263.42	177.98	67.57	13,178.91	7,113.58	6,065.33	85.26	7,113.58	1.373	0.741
Tax Recoveries (Net) - CY	339.25	346.15	-6.90	-1.99	10,994.55	9,346.80	1,647.75	17.63	9,346.80	1.145	0.974
Insurance Recoveries (Net) - CY	22.44	23.53	-1.09	-4.63	740.43	636.06	104.37	16.41	636.06	0.077	0.066
TOTAL EXPENSE RECOVERIES - CY	803.09	633.10	169.99	26.85	24,913.89	17,096.44	7,817.45	45.73	17,096.44	2.595	1.781
EXPENSE RECOVERIES - PY											
CAM Recoveries (Net) - PY	0.00	0.00	0.00	N/A	15,230.46	0.00	15,230.46	N/A	0.00	1.587	0.000
Tax Recoveries (Net) - PY	0.00	0.00	0.00	N/A	-1,453.96	0.00	-1,453.96	N/A	0.00	-0.151	0.000
Insurance Recoveries (Net) - PY	0.00	0.00	0.00	N/A	-2,528.94	0.00	-2,528.94	N/A	0.00	-0.263	0.000
TOTAL EXPENSE RECOVERIES - PY	0.00	0.00	0.00	N/A	11,247.56	0.00	11,247.56	N/A	0.00	1.172	0.000
TOTAL EXPENSE RECOVERIES	803.09	633.10	169.99	26.85	36,161.45	17,096.44	19,065.01	111.51	17,096.44	3.767	1.781
DIRECT TENANT REIMBURSEMENTS											
Water Reimbursements	130.86	1,200.00	-1,069.14	-89.10	3,634.56	14,400.00	-10,765.44	-74.76	14,400.00	0.379	1.500
TOTAL DIRECT TENANT REIMBURSE...	130.86	1,200.00	-1,069.14	-89.10	3,634.56	14,400.00	-10,765.44	-74.76	14,400.00	0.379	1.500
TOTAL PROPERTY INCOME	5,551.67	6,183.10	-631.43	-10.21	123,066.29	103,571.44	19,494.85	18.82	103,571.44	12.819	10.789
GROSS INCOME	5,551.67	6,183.10	-631.43	-10.21	123,066.29	103,571.44	19,494.85	18.82	103,571.44	12.819	10.789
OPERATING EXPENSES											
** RECOVERABLE OPERATING EXPENSES **											
** REPAIRS & MAINTENANCE **											
REPAIRS & MAINTENANCE PAYROLL											
R&M Salaries & Wages	88.95	175.00	86.05	49.17	1,602.51	2,100.00	497.49	23.69	2,100.00	0.167	0.219

Property Income Statement

Period = Dec 2022

Book = Accrual ; Tree = propcfstmt

	MTD Actuals	MTD Budget	MTD Variance	MTD % Variance	YTD Actuals	YTD Budget	YTD Variance	YTD % Variance	Annual Budget	Annual PSF	Budget PSF
TOTAL REPAIRS & MAINTENANCE P...	88.95	175.00	86.05	49.17	1,602.51	2,100.00	497.49	23.69	2,100.00	0.167	0.219
EXTERIOR & STRUCTURAL											
Roof Repairs	0.00	500.00	500.00	100.00	0.00	2,500.00	2,500.00	100.00	2,500.00	0.000	0.260
TOTAL EXTERIOR & STRUCTURAL	0.00	500.00	500.00	100.00	0.00	2,500.00	2,500.00	100.00	2,500.00	0.000	0.260
GENERAL BUILDING MAINTENANCE											
Other General Building	0.00	6.00	6.00	100.00	0.00	72.00	72.00	100.00	72.00	0.000	0.008
TOTAL GENERAL BUILDING MAINTEN...	0.00	6.00	6.00	100.00	0.00	72.00	72.00	100.00	72.00	0.000	0.008
TOTAL REPAIRS & MAINTENANCE	88.95	681.00	592.05	86.94	1,602.51	4,672.00	3,069.49	65.70	4,672.00	0.167	0.487
UTILITIES											
Electricity	88.21	82.12	-6.09	-7.42	947.85	985.00	37.15	3.77	985.00	0.099	0.103
TOTAL UTILITIES	88.21	82.12	-6.09	-7.42	947.85	985.00	37.15	3.77	985.00	0.099	0.103
** GROUNDS & ROADS **											
LANDSCAPING											
Lawn Maintenance Contract	1,336.88	723.00	-613.88	-84.91	8,058.12	8,676.00	617.88	7.12	8,676.00	0.839	0.904
TOTAL LANDSCAPING	1,336.88	723.00	-613.88	-84.91	8,058.12	8,676.00	617.88	7.12	8,676.00	0.839	0.904
GROUNDS MAINTENANCE											
Grounds Lighting	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	200.00	0.000	0.021
Grounds Snow Removal	456.93	0.00	-456.93	N/A	3,204.15	0.00	-3,204.15	N/A	0.00	0.334	0.000
Trash Removal	696.22	610.56	-85.66	-14.03	8,082.79	7,326.72	-756.07	-10.32	7,326.72	0.842	0.763
TOTAL GROUNDS MAINTENANCE	1,153.15	610.56	-542.59	-88.87	11,286.94	7,526.72	-3,760.22	-49.96	7,526.72	1.176	0.784
PARKING LOT MAINTENANCE											
Parking Lot Snow Removal	550.65	0.00	-550.65	N/A	3,912.56	0.00	-3,912.56	N/A	0.00	0.408	0.000
Parking Lot Lighting	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00	0.000	0.026
TOTAL PARKING LOT MAINTENANCE	550.65	0.00	-550.65	N/A	3,912.56	250.00	-3,662.56	-1,465.02	250.00	0.408	0.026
TOTAL GROUNDS & ROADS	3,040.68	1,333.56	-1,707.12	-128.01	23,257.62	16,452.72	-6,804.90	-41.36	16,452.72	2.423	1.714
REAL ESTATE TAXES											
Real Estate Taxes	22,689.98	2,769.38	-19,920.60	-719.32	53,153.60	33,233.00	-19,920.60	-59.94	33,233.00	5.537	3.462
TOTAL REAL ESTATE TAXES	22,689.98	2,769.38	-19,920.60	-719.32	53,153.60	33,233.00	-19,920.60	-59.94	33,233.00	5.537	3.462

Property Income Statement

Period = Dec 2022

Book = Accrual ; Tree = propcfstmt

	MTD Actuals	MTD Budget	MTD Variance	MTD % Variance	YTD Actuals	YTD Budget	YTD Variance	YTD % Variance	Annual Budget	Annual PSF	Budget PSF
INSURANCE											
Property Insurance	236.67	133.19	-103.48	-77.69	2,840.00	1,598.06	-1,241.94	-77.72	1,598.06	0.296	0.166
Liability Insurance	14.58	55.23	40.65	73.60	175.00	663.42	488.42	73.62	663.42	0.018	0.069
Umbrella Liability Insurance	40.33	0.00	-40.33	N/A	484.00	0.00	-484.00	N/A	0.00	0.050	0.000
TOTAL INSURANCE	291.58	188.42	-103.16	-54.75	3,499.00	2,261.48	-1,237.52	-54.72	2,261.48	0.364	0.236
MANAGEMENT FEES											
Contract Management Fee	500.00	265.21	-234.79	-88.53	6,835.40	3,182.96	-3,652.44	-114.75	3,182.96	0.712	0.332
TOTAL MANAGEMENT FEES	500.00	265.21	-234.79	-88.53	6,835.40	3,182.96	-3,652.44	-114.75	3,182.96	0.712	0.332
TOTAL RECOVERABLE OPERATING EXP...	26,699.40	5,319.69	-21,379.71	-401.90	89,295.98	60,787.16	-28,508.82	-46.90	60,787.16	9.302	6.332
DIRECT TENANT EXPENSES											
Tenant Water	-40.37	1,200.00	1,240.37	103.36	3,634.56	14,400.00	10,765.44	74.76	14,400.00	0.379	1.500
TOTAL DIRECT TENANT EXPENSES	-40.37	1,200.00	1,240.37	103.36	3,634.56	14,400.00	10,765.44	74.76	14,400.00	0.379	1.500
** NON-RECOVERABLE EXPENSES **											
VACANT UNIT EXPENSES											
Electricity-Vacant	729.82	0.00	-729.82	N/A	10,930.07	0.00	-10,930.07	N/A	0.00	1.139	0.000
Water-Vacant	389.34	0.00	-389.34	N/A	1,355.53	0.00	-1,355.53	N/A	0.00	0.141	0.000
TOTAL VACANT UNIT EXPENSES	1,119.16	0.00	-1,119.16	N/A	12,285.60	0.00	-12,285.60	N/A	0.00	1.280	0.000
N/R OPERATING EXPENSES											
N/R HVAC Expenses	0.00	0.00	0.00	N/A	656.85	0.00	-656.85	N/A	0.00	0.068	0.000
N/R Water & Sewer	32.44	0.00	-32.44	N/A	32.44	0.00	-32.44	N/A	0.00	0.003	0.000
TOTAL N/R OPERATING EXPENSES	32.44	0.00	-32.44	N/A	689.29	0.00	-689.29	N/A	0.00	0.072	0.000
N/R ADMINISTRATIVE EXPENSES											
N/R Tax Preparation Fees	0.00	0.00	0.00	N/A	850.00	0.00	-850.00	N/A	0.00	0.089	0.000
N/R Bank Fees	0.00	0.00	0.00	N/A	0.00	10.00	10.00	100.00	10.00	0.000	0.001
N/R Other Administrative	0.00	0.00	0.00	N/A	25.26	0.00	-25.26	N/A	0.00	0.003	0.000
TOTAL N/R ADMINISTRATIVE EXPENSES	0.00	0.00	0.00	N/A	875.26	10.00	-865.26	-8,652.60	10.00	0.091	0.001
TOTAL NON-RECOVERABLE EXPENSES	1,151.60	0.00	-1,151.60	N/A	13,850.15	10.00	-13,840.15	-138,401.50	10.00	1.443	0.001
TOTAL OPERATING EXPENSES	27,810.63	6,519.69	-21,290.94	-326.56	106,780.69	75,197.16	-31,583.53	-42.00	75,197.16	11.123	7.833
NET OPERATING INCOME	-22,258.96	-336.59	-21,922.37	-6,513.08	16,285.60	28,374.28	-12,088.68	-42.60	28,374.28	1.696	2.956

Property Income Statement

Period = Dec 2022

Book = Accrual ; Tree = propcfstmt

	MTD Actuals	MTD Budget	MTD Variance	MTD % Variance	YTD Actuals	YTD Budget	YTD Variance	YTD % Variance	Annual Budget	Annual PSF	Budget PSF
INTEREST EXPENSE											
Interest-1st Mortgage	2,016.22	2,073.13	56.91	2.75	25,618.91	25,675.82	56.91	0.22	25,675.82	2.669	2.675
TOTAL INTEREST EXPENSE	2,016.22	2,073.13	56.91	2.75	25,618.91	25,675.82	56.91	0.22	25,675.82	2.669	2.675
PARTNERSHIP EXPENSES											
Tax Preparation Fees	0.00	0.00	0.00	N/A	0.00	2,385.00	2,385.00	100.00	2,385.00	0.000	0.248
Annual Report Filings	0.00	0.00	0.00	N/A	0.00	53.00	53.00	100.00	53.00	0.000	0.006
TOTAL PARTNERSHIP EXPENSES	0.00	0.00	0.00	N/A	0.00	2,438.00	2,438.00	100.00	2,438.00	0.000	0.254
NET REAL ESTATE TAXABLE INCOME	-24,275.18	-2,409.72	-21,865.46	-907.39	-9,333.31	260.46	-9,593.77	-3,683.39	260.46	-0.972	0.027
NET REAL ESTATE INCOME	-24,275.18	-2,409.72	-21,865.46	-907.39	-9,333.31	260.46	-9,593.77	-3,683.39	260.46	-0.972	0.027
CASH FLOW ADJUSTMENTS (NET CHANGE IN BALANCE SHEET ACC...											
ACCOUNTS/NOTES RECEIVABLE											
Accounts Receivable	10,462.57	0.00	10,462.57	N/A	-15,092.99	0.00	-15,092.99	N/A	0.00	-1.572	0.000
TOTAL ACCOUNTS/NOTES RECEIVABLE	10,462.57	0.00	10,462.57	N/A	-15,092.99	0.00	-15,092.99	N/A	0.00	-1.572	0.000
PREPAID EXPENSES											
Prepaid Insurance	291.58	188.43	103.15	54.74	0.00	-0.10	0.10	100.00	-0.10	0.000	0.000
TOTAL PREPAID EXPENSES	291.58	188.43	103.15	54.74	0.00	-0.10	0.10	100.00	-0.10	0.000	0.000
CURRENT LIABILITIES											
Accounts Payable	30,563.92	0.00	30,563.92	N/A	-3,078.93	0.00	-3,078.93	N/A	0.00	-0.321	0.000
Accrued Operating Expenses	-1,218.88	0.00	-1,218.88	N/A	-302.82	0.00	-302.82	N/A	0.00	-0.032	0.000
Accrued Real Estate Taxes	-30,463.62	-13,847.12	-16,616.50	-120.00	0.00	0.00	0.00	N/A	0.00	0.000	0.000
Accrued Interest 1st Mortgage	-56.91	0.00	-56.91	N/A	-56.91	0.00	-56.91	N/A	0.00	-0.006	0.000
Prepaid Income	-10,640.42	0.00	-10,640.42	N/A	3,514.34	0.00	3,514.34	N/A	0.00	0.366	0.000
TOTAL CURRENT LIABILITIES	-11,815.91	-13,847.12	2,031.21	14.67	75.68	0.00	75.68	N/A	0.00	0.008	0.000
LONG TERM LIABILITIES											
1st Mortgage	-2,567.70	2,567.70	-5,135.40	-200.00	-30,014.14	-10,040.92	-19,973.22	-198.92	-10,040.92	-3.126	-1.046
TOTAL LONG TERM LIABILITIES	-2,567.70	2,567.70	-5,135.40	-200.00	-30,014.14	-10,040.92	-19,973.22	-198.92	-10,040.92	-3.126	-1.046
TOTAL CASH FLOW ADJUSTMENTS	-3,629.46	-11,090.99	7,461.53	67.28	-45,031.45	-10,041.02	-34,990.43	-348.47	-10,041.02	-4.691	-1.046

Property Income Statement

Period = Dec 2022

Book = Accrual ; Tree = propcfstmt

	MTD Actuals	MTD Budget	MTD Variance	MTD % Variance	YTD Actuals	YTD Budget	YTD Variance	YTD % Variance	Annual Budget	Annual PSF	Budget PSF
NET CASH FLOW	-27,904.64	-13,500.71	-14,403.93	-106.69	-54,364.76	-9,780.56	-44,584.20	-455.85	-9,780.56	-5.663	-1.019

Deposit Register

Property=3rd604

Name	Property	Unit	Period	Date	Amount	Check #
(3rd604op) - 19 12/05/2022						
Edward D Jones & Co LP	3rd604	1601	12/2022	12/05/2022	1,987.34	ACH
Total (3rd604op) - 19 12/05/2022					1,987.34	
(mtalb) - 11036 12/01/2022						
GMRG ACQ LLC	3rd604	1613	12/2022	12/01/2022	3,386.48	163957
Total (mtalb) - 11036 12/01/2022					3,386.48	
					5,373.82	

Aging Detail

DB Caption: LIVE-HOSTED Property: 3rd604 Age As Of: 12/31/2022 Post To: 12/2022

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
Paola Crossing (3rd604)														
Edward D Jones & Co LP (604edwar)														
3rd604	Edward D Jones & Co LP		Current	C-4358962	water	09/30/2022	09/2022	33.86	0.00	0.00	0.00	33.86	0.00	33.86
3rd604	Edward D Jones & Co LP		Current	C-4312748	baserent	10/01/2022	10/2022	461.67	0.00	0.00	0.00	461.67	0.00	461.67
3rd604	Edward D Jones & Co LP		Current	C-4312749	camnet	10/01/2022	10/2022	441.40	0.00	0.00	0.00	441.40	0.00	441.40
3rd604	Edward D Jones & Co LP		Current	C-4312750	insnet	10/01/2022	10/2022	22.44	0.00	0.00	0.00	22.44	0.00	22.44
3rd604	Edward D Jones & Co LP		Current	C-4312751	taxnet	10/01/2022	10/2022	339.25	0.00	0.00	0.00	339.25	0.00	339.25
3rd604	Edward D Jones & Co LP		Current	C-4482464	water	11/30/2022	11/2022	42.96	0.00	42.96	0.00	0.00	0.00	42.96
3rd604	Edward D Jones & Co LP		Current	C-4432743	baserent	12/01/2022	12/2022	1,150.00	1,150.00	0.00	0.00	0.00	0.00	1,150.00
3rd604	Edward D Jones & Co LP		Current	C-4432744	camnet	12/01/2022	12/2022	441.40	441.40	0.00	0.00	0.00	0.00	441.40
3rd604	Edward D Jones & Co LP		Current	C-4432745	insnet	12/01/2022	12/2022	22.44	22.44	0.00	0.00	0.00	0.00	22.44
3rd604	Edward D Jones & Co LP		Current	C-4432746	taxnet	12/01/2022	12/2022	339.25	339.25	0.00	0.00	0.00	0.00	339.25
3rd604	Edward D Jones & Co LP		Current	C-4539573	water	12/31/2022	12/2022	43.62	43.62	0.00	0.00	0.00	0.00	43.62
Edward D Jones & Co LP								3,338.29	1,996.71	42.96	0.00	1,298.62	0.00	3,338.29
GMRG ACQ LLC (604gmrg)														
3rd604	GMRG ACQ LLC		Current	R-1712431	Prepay	11/01/2022	11/2022	0.00	0.00	0.00	0.00	0.00	-659.05	-659.05
3rd604	GMRG ACQ LLC		Current	R-1716343	Prepay	11/07/2022	11/2022	0.00	0.00	0.00	0.00	0.00	-3,512.49	-3,512.49
3rd604	GMRG ACQ LLC		Current	C-4482466	water	11/30/2022	11/2022	85.93	0.00	85.93	0.00	0.00	0.00	85.93
3rd604	GMRG ACQ LLC		Current	C-4484556	percent	12/14/2022	12/2022	267.72	267.72	0.00	0.00	0.00	0.00	267.72
3rd604	GMRG ACQ LLC		Current	C-4539572	water	12/31/2022	12/2022	87.24	87.24	0.00	0.00	0.00	0.00	87.24
GMRG ACQ LLC								440.89	354.96	85.93	0.00	0.00	-4,171.54	-3,730.65
Windcreek Dialysis, LLC (604windc)														
3rd604	Windcreek Dialysis, LLC		Past	C-3368571	water	03/31/2021	03/2021	962.43	0.00	0.00	0.00	962.43	0.00	962.43
3rd604	Windcreek Dialysis, LLC		Past	C-3368575	water	04/30/2021	04/2021	928.67	0.00	0.00	0.00	928.67	0.00	928.67
3rd604	Windcreek Dialysis, LLC		Past	C-3420567	water	05/31/2021	05/2021	308.53	0.00	0.00	0.00	308.53	0.00	308.53
3rd604	Windcreek Dialysis, LLC		Past	C-3470391	water	06/30/2021	06/2021	146.91	0.00	0.00	0.00	146.91	0.00	146.91

Aging Detail

DB Caption: LIVE-HOSTED Property: 3rd604 Age As Of: 12/31/2022 Post To: 12/2022

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
3rd604		Windcreek Dialysis, LLC	Past	C-3470396	water	06/30/2021	06/2021	1,122.92	0.00	0.00	0.00	1,122.92	0.00	1,122.92
3rd604		Windcreek Dialysis, LLC	Past	C-3520419	water	07/31/2021	07/2021	1,051.80	0.00	0.00	0.00	1,051.80	0.00	1,051.80
3rd604		Windcreek Dialysis, LLC	Past	C-3576604	water	08/31/2021	08/2021	1,442.14	0.00	0.00	0.00	1,442.14	0.00	1,442.14
3rd604		Windcreek Dialysis, LLC	Past	C-3634591	water	09/30/2021	09/2021	1,169.38	0.00	0.00	0.00	1,169.38	0.00	1,169.38
3rd604		Windcreek Dialysis, LLC	Past	C-3700765	water	10/31/2021	10/2021	1,328.40	0.00	0.00	0.00	1,328.40	0.00	1,328.40
3rd604		Windcreek Dialysis, LLC	Past	C-3761999	water	11/30/2021	11/2021	1,453.97	0.00	0.00	0.00	1,453.97	0.00	1,453.97
3rd604		Windcreek Dialysis, LLC	Past	C-3818981	water	12/31/2021	12/2021	1,176.98	0.00	0.00	0.00	1,176.98	0.00	1,176.98
3rd604		Windcreek Dialysis, LLC	Past	C-3887461	water	01/31/2022	01/2022	1,260.24	0.00	0.00	0.00	1,260.24	0.00	1,260.24
3rd604		Windcreek Dialysis, LLC	Past	C-3939890	water	02/28/2022	02/2022	634.10	0.00	0.00	0.00	634.10	0.00	634.10
3rd604		Windcreek Dialysis, LLC	Past	C-4068425	water	04/30/2022	04/2022	79.59	0.00	0.00	0.00	79.59	0.00	79.59
3rd604		Windcreek Dialysis, LLC	Past	C-4128545	taxnet	06/01/2022	06/2022	103.91	0.00	0.00	0.00	103.91	0.00	103.91
3rd604		Windcreek Dialysis, LLC	Past	C-4128546	insnet	06/01/2022	06/2022	134.58	0.00	0.00	0.00	134.58	0.00	134.58
3rd604		Windcreek Dialysis, LLC	Past	C-4234903	baserent	04/01/2022	07/2022	4,924.80	0.00	0.00	0.00	4,924.80	0.00	4,924.80
3rd604		Windcreek Dialysis, LLC	Past	C-4234904	camnet	04/01/2022	07/2022	2,206.98	0.00	0.00	0.00	2,206.98	0.00	2,206.98
3rd604		Windcreek Dialysis, LLC	Past	C-4234905	insnet	04/01/2022	07/2022	112.19	0.00	0.00	0.00	112.19	0.00	112.19
3rd604		Windcreek Dialysis, LLC	Past	C-4234906	taxnet	04/01/2022	07/2022	1,696.25	0.00	0.00	0.00	1,696.25	0.00	1,696.25
3rd604		Windcreek Dialysis, LLC	Past	C-4236388	taxnet	07/29/2022	07/2022	34.64	0.00	0.00	0.00	34.64	0.00	34.64
Windcreek Dialysis, LLC								22,279.41	0.00	0.00	0.00	22,279.41	0.00	22,279.41
3rd604								26,058.59	2,351.67	128.89	0.00	23,578.03	-4,171.54	21,887.05
Grand Total								26,058.59	2,351.67	128.89	0.00	23,578.03	-4,171.54	21,887.05

Userld : lmzcw_live Date : 1/12/2023 Time : 10:16 AM

Expense Distribution

Property=3rd604 AND mm/yy=12/2022-12/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
22000-000 - 1st Mortgage										
kans604 - Kansas State Bank	P-1664099	3rd604	2121436 - 12/22	12/10/2022	12/2022	2,567.70	0.00	60420221210	12/10/2022	12.10.22 Mortgage Payment
Total 22000-000 - 1st Mortgage						2,567.70	0.00			
52010-000 - R&M Salaries & Wages										
bloc73 - Block Maintenance Solutions	P-1677174	3rd604	1300485	11/12/2022	12/2022	88.95	0.00	100232306	12/15/2022	WE 11/12/22 General Maintenance
Total 52010-000 - R&M Salaries & Wages						88.95	0.00			
53010-000 - Electricity										
ever11 - Evergy	P-1664898	3rd604	6480087846 11/21/22	11/21/2022	12/2022	94.48	0.00	339153	12/13/2022	10/20/22 - 11/20/22
ever11 - Evergy	P-1681904	3rd604	6480087846 12/21/22	12/21/2022	12/2022	93.21	0.00	340492	01/10/2023	11/20/22 - 12/20/22
Total 53010-000 - Electricity						187.69	0.00			
54110-000 - Lawn Maintenance Contract										
targ06 - Target Lawn Care	P-1664896	3rd604	20191	09/30/2022	12/2022	668.44	668.44			09/22 Lawn Maint
targ06 - Target Lawn Care	P-1675563	3rd604	20406	10/31/2022	12/2022	668.44	668.44			10/22 Lawn Maint
targ06 - Target Lawn Care	P-1679159	3rd604	20539	11/30/2022	12/2022	668.44	668.44			11/22 Lawn Maint
Total 54110-000 - Lawn Maintenance Con...						2,005.32	2,005.32			
54250-000 - Grounds Snow Removal										
targ06 - Target Lawn Care	P-1675651	3rd604	20489	11/15/2022	12/2022	53.37	53.37			11/22 Grounds Snow Removal
Total 54250-000 - Grounds Snow Removal						53.37	53.37			
54265-000 - Trash Removal										
blwm01 - BLWM LLC	P-1675597	3rd604	1317136	12/06/2022	12/2022	696.22	0.00	100231914	12/13/2022	11/22 Trash Removal
Total 54265-000 - Trash Removal						696.22	0.00			
54320-000 - Parking Lot Snow Removal										
targ06 - Target Lawn Care	P-1665980	3rd604	18571	01/17/2022	12/2022	380.28	380.28			01/22 Snow Removal
Total 54320-000 - Parking Lot Snow Removal						380.28	380.28			
57010-000 - Real Estate Taxes										
miam01 - Miami County Treasurer	P-1677312	3rd604	604_2022_RE_TA...	12/13/2022	12/2022	26,576.80	0.00	339340	12/15/2022	604_2022_RE_TAX_135-15-0-30-01-002...
miam01 - Miami County Treasurer	P-1677313	3rd604	604_2022_RE_TA...	12/13/2022	12/2022	26,576.80	26,576.80			604_2022_RE_TAX_135-15-0-30-01-002...
Total 57010-000 - Real Estate Taxes						53,153.60	26,576.80			
57210-000 - Contract Management Fee										
bres74 - Block Real Estate Services, LLC	P-1683604	3rd604	1100229175-267	12/31/2022	12/2022	500.00	500.00			12/22 Management Fees
Total 57210-000 - Contract Management Fee						500.00	500.00			
58030-000 - Tenant Water										

Expense Distribution

Property=3rd604 AND mm/yy=12/2022-12/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
paol01 - City of Paola	P-1688143	3rd604	PEOE-001601-0000...	11/28/2022	12/2022	128.89	0.00	340550	01/10/2023	10/15/22 - 11/14/22
paol01 - City of Paola	P-1688144	3rd604	PEOE-001601-0000...	12/31/2022	12/2022	348.97	0.00	340550	01/10/2023	11/15/22 - 12/15/22
Total 58030-000 - Tenant Water						477.86	0.00			
60010-000 - Electricity-Vacant										
ever11 - Evergy	P-1665963	3rd604	9886883689 11/22/22	11/22/2022	12/2022	681.18	0.00	339153	12/13/2022	10/20/22 - 11/20/22
ever11 - Evergy	P-1681903	3rd604	9886883689 12/21/22	12/21/2022	12/2022	729.82	0.00	340492	01/10/2023	11/20/22 - 12/20/22
Total 60010-000 - Electricity-Vacant						1,411.00	0.00			
60020-000 - Water-Vacant										
paol01 - City of Paola	P-1688143	3rd604	PEOE-001601-0000...	11/28/2022	12/2022	214.82	0.00	340550	01/10/2023	10/15/22 - 11/14/22
Total 60020-000 - Water-Vacant						214.82	0.00			
61160-000 - N/R Water & Sewer										
paol01 - City of Paola	P-1688144	3rd604	PEOE-001601-0000...	12/31/2022	12/2022	32.44	0.00	340550	01/10/2023	Late Fee - 10/15/22 - 11/14/22
Total 61160-000 - N/R Water & Sewer						32.44	0.00			
65110-000 - Interest-1st Mortgage										
kans604 - Kansas State Bank	P-1664099	3rd604	2121436 - 12/22	12/10/2022	12/2022	2,073.13	0.00	60420221210	12/10/2022	12.10.22 Mortgage Payment
Total 65110-000 - Interest-1st Mortgage						2,073.13	0.00			
						63,842.38	29,515.77			

Payment Summary

Property=3rd604 AND mm/yy=12/2022-12/2022 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
3rd604op - Paola Crossing	60420221210	kans604 - Kansas State Bank	12/10/2022	12/2022	4,640.83	12/31/2022
mtacd - BRES Disbursement Account CD	339153	ever11 - Evergy	12/13/2022	12/2022	775.66	12/19/2022
mtacd - BRES Disbursement Account CD	339340	miam01 - Miami County Treasurer	12/15/2022	12/2022	26,576.80	12/22/2022
mtacd - BRES Disbursement Account CD	100229766	bres74 - Block Real Estate Services, LLC	12/01/2022	12/2022	500.00	12/05/2022
mtacd - BRES Disbursement Account CD	100231914	blwm01 - BLWM LLC	12/13/2022	12/2022	696.22	12/15/2022
mtacd - BRES Disbursement Account CD	100232306	bloc73 - Block Maintenance Solutions	12/15/2022	12/2022	88.95	12/19/2022
					33,278.46	

Payable - Aging Detail

Property=3rd604 AND mm/yy=12/2022

Vendor Code - Name Invoice Notes	Tran#	Invoice#	Invoice Date	Due Date	Total	0 - 30	31 - 60	61 - 90	Over 90
bres74 - Block Real Estate...									
12/22 Management Fees	P-1683604	110022917...	12/31/2022	12/31/2022	500.00	500.00	0.00	0.00	0.00
Total bres74 - Block Real E...					500.00	500.00	0.00	0.00	0.00
ever11 - Evergy									
11/20/22 - 12/20/22	P-1681903	9886883689...	12/21/2022	01/05/2023	729.82	729.82	0.00	0.00	0.00
11/20/22 - 12/20/22	P-1681904	6480087846...	12/21/2022	01/06/2023	93.21	93.21	0.00	0.00	0.00
Total ever11 - Evergy					823.03	823.03	0.00	0.00	0.00
miam01 - Miami County Tr...									
604_2022_RE_TAX_135...	P-1677313	604_2022...	12/13/2022	05/01/2023	26,576.80	26,576.80	0.00	0.00	0.00
Total miam01 - Miami Coun...					26,576.80	26,576.80	0.00	0.00	0.00
paol01 - City of Paola									
10/15/22 - 11/14/22	P-1688143	PEOE-001...	11/28/2022	11/28/2022	128.89	0.00	128.89	0.00	0.00
10/15/22 - 11/14/22	P-1688143	PEOE-001...	11/28/2022	11/28/2022	214.82	0.00	214.82	0.00	0.00
11/15/22 - 12/15/22	P-1688144	PEOE-001...	12/31/2022	12/31/2022	348.97	348.97	0.00	0.00	0.00
11/15/22 - 12/15/22	P-1688144	PEOE-001...	12/31/2022	12/31/2022	32.44	32.44	0.00	0.00	0.00
Total paol01 - City of Paola					725.12	381.41	343.71	0.00	0.00
targ06 - Target Lawn Care									
01/22 Snow Removal	P-1665980	18571	01/17/2022	01/31/2022	380.28	0.00	0.00	0.00	380.28
09/22 Lawn Maint	P-1664896	20191	09/30/2022	10/28/2022	668.44	0.00	0.00	0.00	668.44
10/22 Lawn Maint	P-1675563	20406	10/31/2022	11/20/2022	668.44	0.00	0.00	668.44	0.00
11/22 Snow Removal	P-1675651	20489	11/15/2022	11/30/2022	53.37	0.00	53.37	0.00	0.00
11/22 Lawn Maint	P-1679159	20539	11/30/2022	12/20/2022	668.44	0.00	668.44	0.00	0.00
Total targ06 - Target Lawn...					2,438.97	0.00	721.81	668.44	1,048.72
					31,063.92	28,281.24	1,065.52	668.44	1,048.72