

CF Partners, LLC
Balance Sheet - No Minority Discount Taken

As of 10/20
(unaudited)

| | | <u>Estimated Fair Market Value</u> |
|--|--------------|--|
| Assets | | |
| Current Assets: | | |
| Cash in Bank | | \$174,098 |
| Notes Receivable | (Schedule 1) | 6,104,463 |
| Total Current Assets | | <u>6,278,561</u> |
| Investments: | | |
| Partnerships | (Schedule 2) | 10,942,110 |
| Securities | (Schedule 3) | 39,687,948 |
| Other Investments | | 0 |
| Total Investments | | <u>50,630,058</u> |
| Property and Equipment: | | |
| Commercial Real Estate | | 0 |
| Residence - 50% of joint ownership | | 0 |
| Vehicles | | 0 |
| Total Property and Equipment | | <u>0</u> |
| Other Assets: | | |
| Miscellaneous | | <u>0</u> |
| Total Assets | | <u><u>\$56,908,618</u></u> |
| Liabilities | | |
| Current Liabilities: | | |
| Notes Payable | | <u>\$0</u> |
| Total Liabilities | | <u>0</u> |
| Capital | | |
| Net Worth | | <u>56,908,618</u> |
| Total Liabilities & Net Worth | | <u><u>\$56,908,618</u></u> |

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CF Loans Detailed Loan Schedule 1 - A

Current Year & Annualized Interest Calculation

Effective Date: 3/1/2020
 Maturity Date: 2/28/2021
 Interest Rate: 4.00%
 Payment Date: March 1st

| |
|--------------------------|
| VER Rate 0.96% |
|--------------------------|

| Maker | | Current Principal Balance | Accrued Interest | Accrued Interest Through Date for Calc | |
|------------------------------|-----------|---------------------------|-------------------|--|-----------|
| UNSECURED NOTES | | | | 10/31/2020 | |
| Keith Copaken | | 1,554,837.33 | 41,746.32 | | |
| CB Corrigan | 3/1/2020 | 1,200,516.00 | | 32,233.03 | |
| CB Corrigan | 3/1/2020 | 87,362.00 | | 2,345.61 | |
| CB Corrigan | 3/1/2020 | 9,478.67 | | 254.50 | |
| City Center Lenexa | 3/1/2020 | 257,480.67 | | 6,913.18 | |
| | | | Total Acc Int | 41,746.32 | 1,596,584 |
| Jon Copaken | | 1,554,836.33 | 41,746.29 | | |
| CB Corrigan | 3/1/2020 | 1,200,515.00 | | 32,233.01 | |
| CB Corrigan | 3/1/2020 | 87,362.00 | | 2,345.61 | |
| CB Corrigan | 3/1/2020 | 9,478.67 | | 254.50 | |
| City Center Lenexa | 3/1/2020 | 257,480.67 | | 6,913.18 | |
| | | | Total Acc Int | 41,746.29 | 1,596,583 |
| James Copaken | | 1,554,837.33 | 41,746.32 | | |
| CB Corrigan | 3/1/2020 | 1,200,516.00 | | 32,233.03 | |
| CB Corrigan | 3/1/2020 | 87,362.00 | | 2,345.61 | |
| CB Corrigan | 3/1/2020 | 9,478.67 | | 254.50 | |
| City Center Lenexa | 3/1/2020 | 257,480.67 | | 6,913.18 | |
| | | | Total Acc Int | 41,746.32 | 1,596,584 |
| VER Trusts | | 1,305,000.00 | 9,713.49 | | |
| Keith Copaken | 1/23/2020 | 435,000.00 | | 3,237.83 | |
| Jon Copaken | 1/23/2020 | 435,000.00 | | 3,237.83 | |
| James Copaken | 1/23/2020 | 435,000.00 | | 3,237.83 | |
| | | | | 0.00 | |
| | | | | 0.00 | |
| | | | Total Acc Int | 9,713.49 | 1,314,713 |
| TOTAL UNSECURED NOTES | | 5,969,511.00 | 134,952.42 | 6,104,463.42 | 6,104,463 |

CF Partners, LLC

Financial Statement
As of 10/20

Schedule 1

Notes Receivable

| <u>Received From</u> | <u>Balance</u> |
|---------------------------|---------------------------|
| James Copaken-CCL | \$257,481 |
| Jon Copaken - CCL | \$257,481 |
| Keith Copaken-CCL | \$257,481 |
| James Copaken-CB Corrigan | \$1,287,357 |
| Jon Copaken - CB Corrigan | \$1,297,356 |
| Keith Copaken-CB Corrigan | \$1,297,357 |
| James Copaken 2016 VER | \$435,000 |
| Jon Copaken 2016 VER Tr | \$435,000 |
| Keith Copaken 2016 VER Tr | <u>\$435,000</u> |
| | <u><u>\$5,959,513</u></u> |

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CF Partners, LLC

Financial Statement
As of 10/20**Schedule 2**

| Partnership | % Owned | Fair Market Value | Debt | Equity |
|-----------------------------------|------------|-------------------------|-----------------------|---------------------|
| Copaken District Cap Partners | 5.08% | 2,899,586 | (2,044,490) | 855,096 |
| Power Tower (Strata) | 50.00% | 608,541 | | 608,541 |
| Patient Discovery Solutions Inc. | Pref. Stk. | 200,000 | 0 | 200,000 |
| CB-GBTS Capital Partners | 90.00% | 9,916,583 | (6,604,129) | 3,312,453 |
| 95Q Corner Properties, LLC | 8.26% | 75,880 | 0 | 75,880 |
| BP Development LP (Market Square) | 32.61% | 4,720,677 | (2,818,230) | 1,902,447 |
| CF Real Estate Holdings LLC | 100.00% | 746,703 | 0 | 746,703 |
| BP Residual Properties | 28.90% | 1,796,482 | (908,720) | 887,762 |
| TC Corrigan LLC | 1.00% | 3,456 | (3,120) | 336 |
| CB MGV, LLC | 4.50% | 880,669 | (549,463) | 331,206 |
| KCDH (via CDDH, LLC) | 3.03% | 1,659,975 | (986,368) | 673,607 |
| CF 1816 Walnut, LLC | 19.19% | 146,940 | (138,191) | 8,750 |
| CF 18 Walnut, LLC | 19.19% | 2,273,598 | (1,473,813) | 799,785 |
| CB McGee Investor LLC | 6.55% | 539,543 | 0 | 539,543 |
| | | <u>\$26,468,633</u> | <u>\$(15,526,523)</u> | <u>\$10,942,110</u> |

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