

***The District at City Center, LLC - Commercial***  
Quarterly Summary of Operations and Financial Activity  
First Quarter 2021

***Summary of Financial Operations***

Net income through March 31 is \$105,959, which is \$75,040 worse than Plan. This variance is due to lease up not occurring as projected and real estate taxes being higher than expected.

***Summary Leasing Status***

The District has 33,940sf which is currently 59% leased with two new leases recently signed. Made in KC Marketplace is taking 8,166sf, which is the full Penn I retail space. A nail salon (trade name TBD) is taking 2,000sf adjacent to the breezeway on the south side of City Center Drive. Both are targeting Q3 opening dates. We have several other deals currently in negotiation, including a chiropractor, orthopedic clinic, office headquarters, and restaurant uses.

***Summary of Operational Activity***

Capital and Operational Overview: N/A

Accounts Receivable Status: Current balance is \$41,290. Almost \$31,000 of that is related to One Bridal. They sent in \$20,000 in April toward the balance, and property management is working with them on the remainder.

***Current Distributions and Calls***

A distribution of \$200,000 was made to the parent company in February. Another \$125,000 distribution was made in April.