



copaken brooks

COMMERCIAL REAL ESTATE

Do Better Deals.®

PROPERTY INVESTOR REPORT Q1 2022

AC City Center Lenexa



PROPERTY PROFILE –

Property Name:	Hampton Building and Restaurant Row
Property Legal Name:	AC City Center Lenexa, LLC
Address:	8800 Renner Blvd, Lenexa, KS 66219
Description:	2 floors, 18,863 RSF (10,566 RSF office, 8,297 RSF retail); plus 4 parcels of vacant ground
Debt:	\$4,104,000 (estimated 1/1/22), 10 year note (Oct 2018 - Oct 2028), 4.90% interest, 25 year amortization, balloon payment unknown until principal payments commence
Major Investors (%):	CAMS V (50%), Jon, Keith, James Copaken (16.667% each)
TIF/CID/Other	Receives TIF proceeds twice a year - in February and July. CID proceeds are received monthly.

COMMENTARY THIS QUARTER –

Leasing updates: The Hampton building is now 100% leased. Martin City Brewery is completing construction in 6,073 SF on the first floor and plans to open for business by the end of May.

We are currently working to prelease restaurant spaces in Restaurant Row so that we can commence construction by September 2022. We have active LOI's in negotiation with Crack Shack, First Watch, Cactus Grill, and Tupelo Honey. We're currently working on a LOI response to Tupelo Honey; all others are awaiting Tenant responses.

AR Status: No Current Issues

Martin City Brewery build out continues, we can expected opening in late Spring 2022.

Current Distributions & Calls: Unrestricted Cash on Hand is \$462,350. We are holding cash of \$432,000 related to Martin City TI and commission costs. We anticipate distributions will start in 3Q 2022

2022 BUDGET & YTD ACTUALS –

Key Opportunities & Challenges

Key Opportunities	Key Challenges
2022	
• Martin City Brewery will be built out and begin paying rent and draw more traffic to City Center Lenexa	• Parking will be tight when Martin City Brewery is busy and Saints is busy. We may have to reserve a couple of parking spaces for Advent Health and Academy Bank in the future

Key Quarterly Financial Projections

Metric	2022 Annual Budget	2022 YTD Budget	2022 YTD Actual	2022 YTD Actual- Budget Variance
Occupancy (EOY)	100%	100%	68%	-32%
NOI	360,327	41,706	48,171	6,465
Cash Flow Generated	11,851	(17,812)	(47,407)	(29,595)
Distributions	50,000	-	-	-
Contributions	-	-	-	-

Key Annual Financial Projections

Metric	2022 Annual Budget	2022 YTD Budget	2022 YTD Actual	2022 YTD Actual- Budget Variance
Leasing Revenue	399,926	49,217	49,217	0
Rent/sf	20.95	10.31	10.31	-

FUTURE OUTLOOK

Asset Strategy -

- Plan – continue to develop Restaurant Row and remaining vacant land. We may directly develop or sell pad sites.
- With the Hampton Building fully leased, we will look to refinance the debt to get better terms.

FINANCIAL REPORTS

- Quarter-end Changes in Cash Balance
- Quarter-end Income Statement
- Rent Roll

Comparative Income Statement - Summary
AC City Center Lenexa

Accrual

Format IS_MC_SUMV3	----- Current Period -----		----- Year-To-Date -----			----- Annual -----		
	Actual		Actual		Actual	Revised	Original	Actual
	Mar 2022	Variance	Mar 2022	Variance	Prior Year	Budget	Budget	Prior Year
INCOME								
Minimum Rent	26,972	0	49,217	0	21,481	399,926	399,926	85,925
CAM / Operating Costs	3,707	0	11,121	0	12,652	44,485	44,485	62,629
Real Estate Taxes	6,441	0	19,323	0	11,757	77,292	77,292	51,337
Direct Tenant	569	(181)	2,835	585	787	9,000	9,000	6,482
Miscellaneous	15,559	11,059	21,459	959	141,637	74,000	74,000	79,976
TOTAL INCOME	53,248	10,878	103,955	1,544	188,314	604,703	604,703	286,350
EXPENSE								
CAM / Operating Costs	4,611	939	20,291	370	46,400	72,542	72,542	89,508
Real Estate Taxes	9,511	0	28,533	0	16,170	114,134	114,134	73,350
Direct Tenant	1,474	(724)	3,336	(1,086)	1,024	9,000	9,000	6,950
General & Administrative	62	6,205	463	5,878	332	29,914	29,914	51,076
Management Fees	2,803	(1,460)	3,160	(240)	1,420	18,787	18,787	6,774
TOTAL EXPENSE	18,461	4,961	55,784	4,921	65,346	244,376	244,376	227,657
NET OPERATING INCOME	34,787	15,839	48,171	6,466	122,969	360,327	360,327	58,693
Interest Expense, Net	(17,006)	(313)	(55,542)	(5,378)	(63,971)	(214,379)	(214,379)	(197,062)
Depreciation & Amortization	(9,116)	0	(27,349)	0	(29,934)	(109,396)	(109,396)	(131,062)
Prior Year Adjustments	(449)	(449)	(449)	(449)	3	0	0	(5,692)
NET INCOME	8,216	15,077	(35,169)	638	29,067	36,552	36,552	(275,123)

Comparative Balance Sheet
AC City Center Lenexa

Accrual

Mar 2022

Dec 2021

ASSETS

Property & Equipment, at cost

Land	1,825,531	1,825,531
Land Improvement	387,581	387,581
Building	3,872,442	3,872,442
Furniture, fixtures & equipment	0	0
(Less: Accumulated Depreciation)	(669,303)	(645,015)
	5,416,250	5,440,539
Work in Process	439,729	379,503
Land Held for Development	0	0
Land Held for Sale	0	0
Development Studies	0	0
Cash & Cash Equivalents		
Unrestricted	462,350	553,900
Restricted	111,842	67,698
	574,191	621,598
Restricted Escrows	0	0
Receivables		
Accounts Receivable, trade	25	(2,535)
less Allowance for Losses	0	0
	25	(2,535)
Other Receivables	1,276,974	1,298,424
	1,276,999	1,295,889
Investments	0	0
Mortgage / Notes Receivable	0	0
Advances to/from Affiliates	(2,803)	(454)
Loan Costs, Lease Commissions & Other Intangibles	215,473	215,473
(Less: Accumulated Amortization)	(54,210)	(51,150)
	161,262	164,323
Other Assets	(11,030)	(21,250)
	(11,030)	(21,250)
TOTAL ASSETS	7,854,599	7,880,148

Comparative Balance Sheet
AC City Center Lenexa

Accrual

Mar 2022

Dec 2021

LIABILITIES

Notes Payable

First Mortgage Payable	4,455,218	4,480,000
Second Mortgage Payable	0	0
Other Notes Payable	0	0
	<hr/>	<hr/>
	4,455,218	4,480,000

Capital Lease Obligation	0	0
Accounts Payable, Trade	0	0
Accrued Interest Payable	18,506	16,500
Accrued Real Estate Taxes	111,842	67,698
Accrued Expenses	2,223	1,823
Deferred Liabilities	1,293,436	1,305,583
Tenant / Customer Deposits	0	0
Other Liabilities	0	0
	<hr/>	<hr/>

TOTAL LIABILITIES	5,881,224	5,871,603
-------------------	-----------	-----------

EQUITY

Equity, Beginning of Year	2,008,544	2,283,667
Current Year Earnings	(35,169)	(275,123)
Current Year Distributions	0	0
Current Year Contributions	0	0
Equity, Tax Basis Adjustments	0	0
	<hr/>	<hr/>

TOTAL EQUITY	1,973,375	2,008,544
--------------	-----------	-----------

TOTAL LIABILITIES & PARTNER'S EQUITY	<hr/> <hr/> 7,854,599	<hr/> <hr/> 7,880,148
--------------------------------------	-----------------------	-----------------------

STATEMENT OF CHANGES IN CASH BALANCE
AC CCL Consolidated

3/31/2022

	----- Current Period -----			----- Year-To-Date -----			----- Annual -----			
	Actual Mar 2022	Budget	Variance	Actual Mar 2022	Budget	Variance	Actual Mar 2021	Revised Budget	Original Budget	Dec 2021 Actual

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income	8,216	(6,861)	15,077	(35,169)	(35,807)	638	29,067	36,552	36,552	(275,123)
Adjustments to reconcile net income to net cash provided by operating activities										
Depreciation	8,096	8,096	0	24,288	24,288	0	25,296	97,154	97,154	103,268
Amortization	1,020	1,020	0	3,060	3,060	0	4,638	12,242	12,242	34,388
Other Income	0	0	0	0	0	0	0	0	0	0
Other Expenses	0	0	0	0	0	0	0	0	0	0
Interest Expense	0	0	0	0	0	0	0	0	0	0
Investment Income	0	0	0	0	0	0	0	0	0	0
Loss (Gain) on Sale of Assets	0	0	0	0	0	0	0	0	0	0
Decrease (Increase) in operating assets										
Accounts Receivable, Trade	22,074	(14,282)	36,356	(4,862)	(28,050)	23,188	(7,287)	(13,768)	(13,768)	(1,672)
Other Receivables	23,752	14,282	9,470	23,752	21,242	2,510	(1,302,323)	34,172	34,172	(1,307,093)
Advances to Affiliates	2,663	0	2,663	2,348	0	2,348	(3,109)	0	0	(3,386)
Other Assets	2,379	1,917	462	(10,220)	(3,048)	(7,171)	(3,570)	(203)	(203)	23,972
Increase (Decrease) in operating liabilities										
Accounts Payable, Trade	(1,611)	0	(1,611)	0	0	0	(8,022)	0	0	(8,030)
Accrued Interest	0	0	0	2,006	0	2,006	16,500	1,608	1,608	16,500
Accrued Expenses	13,623	14,714	(1,091)	44,544	44,143	400	28,147	20,589	20,589	18,751
Deferred Revenue	(3,489)	0	(3,489)	(12,147)	(6,960)	(5,187)	1,194,949	(19,890)	(19,890)	1,289,923
Net Cash Provided (Used) By Operating Activities	76,724	18,887	57,837	37,601	18,869	18,732	(25,715)	168,456	168,456	(108,502)

CASH FLOWS FROM INVESTING ACTIVITIES

Tenant Improvements	0	0	0	(915)	0	(915)	0	(334,650)	(334,650)	0
Commissions	0	0	0	0	0	0	0	(3,815)	(3,815)	47,541
Other Capital	(5,403)	(5,203)	(200)	(15,810)	(15,610)	(200)	(10,863)	(62,440)	(62,440)	(57,658)
Accrued Capital Projects	0	0	0	0	0	0	0	0	0	0
Deferred Commissions	0	0	0	0	0	0	0	(58,050)	(58,050)	(50,329)
Land Held for Development	0	0	0	0	0	0	0	0	0	0
Land Held for Sale	0	0	0	0	0	0	0	0	0	0
Development Studies	0	0	0	0	0	0	0	0	0	0
Investments	0	0	0	0	0	0	0	0	0	0
Loan Costs	(43,501)	0	(43,501)	(43,501)	0	(43,501)	0	0	0	0
Other Intangibles	0	0	0	0	0	0	875	0	0	31,686
Gain (Loss) on Sale of Assets	0	0	0	0	0	0	0	0	0	0

"Current Period" and "Year-to-Date" are compared against the
2022 Original

STATEMENT OF CHANGES IN CASH BALANCE
AC CCL Consolidated

3/31/2022

	----- Current Period -----			----- Year-To-Date -----			----- Annual -----			
	Actual Mar 2022	Budget	Variance	Actual Mar 2022	Budget	Variance	Actual Mar 2021	Revised Budget	Original Budget	Dec 2021 Actual
Net Cash Provided (Used) By Investing Activities	(48,904)	(5,203)	(43,701)	(60,226)	(15,610)	(44,616)	(9,988)	(458,955)	(458,955)	(28,761)
CASH FLOWS FROM FINANCING ACTIVITIES										
Increase (Decrease) in Mortgage Notes Payable	(9,100)	(7,052)	(2,048)	(24,782)	(21,071)	(3,711)	125,119	302,350	302,350	653,415
Net Cash Provided (Used) By Financing Activities	(9,100)	(7,052)	(2,048)	(24,782)	(21,071)	(3,711)	125,119	302,350	302,350	653,415
CASH FLOW (DEFICIT) GENERATED FOR THE PERIOD	18,720	6,632	12,088	(47,407)	(17,812)	(29,594)	89,417	11,851	11,851	516,152
Distributions to Partners	0	0	0	0	0	0	0	(50,000)	(50,000)	0
Contributions from Partners	0	0	0	0	0	0	0	0	0	0
Net Cash Provided (Used) By Contributions (Distributions)	0	0	0	0	0	0	0	(50,000)	(50,000)	0
NET INCREASE (DECREASE) IN CASH & EQUIVALENTS	18,720	6,632	12,088	(47,407)	(17,812)	(29,594)	89,417	(38,149)	(38,149)	516,152
CASH & CASH EQUIVALENTS, BEGINNING OF PERIOD	555,472	174,651	380,821	621,598	199,095	422,503	105,446	199,095	199,095	105,446
CASH & CASH EQUIVALENTS, END OF PERIOD	574,191	181,283	392,909	574,191	181,283	392,909	194,863	160,946	160,946	621,598
Summary:										
Restricted Cash & Cash Equivalents	111,842	111,842	0	111,842	111,842	0	75,356	88,287	88,287	67,698
Unrestricted Cash & Cash Equivalents	462,350	69,441	392,909	462,350	69,441	392,909	119,506	72,659	72,659	553,900
Total Restricted & Unrestricted Cash	574,191	181,283	392,909	574,191	181,283	392,909	194,863	160,946	160,946	621,598

"Current Period" and "Year-to-Date" are compared against the
2022 Original

Comparative Income Statement - Detail
AC CCL Consolidated

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual	
	Mar 2022	Mar 2022		Mar 2022	Mar 2022		Prior Year	Budget	Budget	Prior Year	
INCOME											
MINIMUM RENT											
Minimum Rent	MC40111000	26,972	26,972	0	80,915	80,915	0	79,594	431,624	431,624	318,377
Rent Abatement-Billed	MC40115005	0	0	0	(31,698)	(31,698)	0	(58,113)	(31,698)	(31,698)	(232,452)
TOTAL MINIMUM RENT		26,972	26,972	0	49,217	49,217	0	21,481	399,926	399,926	85,925
CAM / OPERATING COSTS											
CAM/Op Costs-Billed	MC40211005	3,707	3,707	0	11,121	11,121	0	12,652	44,485	44,485	50,607
CAM/Op Costs-Accrued	MC40211010	0	0	0	0	0	0	0	0	0	12,023
TOTAL CAM / OPERATING COSTS		3,707	3,707	0	11,121	11,121	0	12,652	44,485	44,485	62,629
REAL ESTATE TAXES											
Real Estate Tax-Billed	MC40231005	6,441	6,441	0	19,323	19,323	0	16,276	77,292	77,292	51,337
Real Estate Tax-Accrued	MC40231010	0	0	0	0	0	0	(4,519)	0	0	0
TOTAL REAL ESTATE TAXES		6,441	6,441	0	19,323	19,323	0	11,757	77,292	77,292	51,337
DIRECT TENANT											
Direct Tenant-Space Work	MC40311255	1,385	0	1,385	2,491	0	2,491	879	0	0	2,638
Direct Tenant-Utilities	MC40311260	(816)	750	(1,566)	344	2,250	(1,906)	(92)	9,000	9,000	3,845
TOTAL DIRECT TENANT		569	750	(181)	2,835	2,250	585	787	9,000	9,000	6,482
MISCELLANEOUS											
Extra Cleaning	MC40314000	500	500	0	1,500	1,500	0	1,500	6,000	6,000	6,000
Miscellaneous	MC40319000	2,699	4,000	(1,301)	7,599	12,000	(4,401)	26,561	48,000	48,000	55,559
TIF Reimbursements	MC40319005	12,360	0	12,360	12,360	7,000	5,360	113,576	20,000	20,000	18,417

**"Current Period" and "Year-to-Date" are compared against the
2022 Original**

Comparative Income Statement - Detail
AC CCL Consolidated

Accrual

Account #	Current Period			Year-To-Date			Annual			
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual
	Mar 2022	Mar 2022		Mar 2022	Mar 2022		Prior Year	Budget	Budget	Prior Year
TOTAL MISCELLANEOUS	15,559	4,500	11,059	21,459	20,500	959	141,637	74,000	74,000	79,976
TOTAL INCOME	53,248	42,370	10,878	103,955	102,411	1,544	188,314	604,703	604,703	286,350
EXPENSES										
CAM / OPERATING COSTS										
GENERAL BUILDING										
Wages	728	750	22	2,185	2,250	65	20,484	9,825	9,825	26,913
Supplies	36	20	(16)	36	60	24	233	240	240	233
Uniforms	0	5	5	7	15	8	8	60	60	8
Small Tools and Equipment	0	5	5	0	15	15	50	60	60	50
Vehicle Expense	0	15	15	0	45	45	6	180	180	231
Communication Expense	0	5	5	0	15	15	0	60	60	24
Fire Prevention	0	20	20	318	270	(48)	198	1,080	1,080	945
Meals & Entertainment	0	4	4	0	12	12	9	48	48	75
Licenses, Fees & Permits	0	0	0	0	0	0	0	310	310	60
Seminars & Continuing Ed	0	10	10	0	30	30	0	120	120	0
Keys & Locks	0	20	20	0	60	60	55	240	240	64
Insurance	451	451	0	1,352	1,352	0	908	5,474	5,474	4,074
TOTAL GENERAL BUILDING	1,215	1,305	90	3,898	4,124	225	21,949	17,697	17,697	32,677
JANITORIAL										
Window Washing	0	0	0	0	0	0	0	1,000	1,000	498
Trash	501	425	(76)	1,314	1,275	(39)	812	6,000	6,000	4,394
TOTAL JANITORIAL	501	425	(76)	1,314	1,275	(39)	812	7,000	7,000	4,892
EXTERIOR MAINTENANCE										

"Current Period" and "Year-to-Date" are compared against the
2022 Original

Comparative Income Statement - Detail
AC CCL Consolidated

Accrual

Account #	Current Period			Year-To-Date			Annual			
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual
	Mar 2022	Mar 2022		Mar 2022	Mar 2022		Prior Year	Budget	Budget	Prior Year
Contract Services	0	350	350	0	350	350	60	6,350	6,350	8,132
Snow Removal	35	900	865	5,828	6,700	873	6,150	10,500	10,500	6,150
Exterior Supplies	0	10	10	0	30	30	1,546	120	120	1,546
Repairs & Maintenance	0	150	150	0	450	450	1,606	1,800	1,800	2,156
Sprinkler System	0	0	0	0	0	0	0	0	0	80
Electricity	1,510	700	(810)	3,445	2,650	(795)	8,282	7,600	7,600	9,920
Easement Expenses	1,928	1,467	(462)	5,785	4,400	(1,385)	4,478	17,600	17,600	17,911
TOTAL EXTERIOR MAINTENANCE	3,474	3,577	103	15,058	14,580	(478)	22,122	43,970	43,970	45,896
UTILITIES										
HVAC Repairs	0	100	100	0	300	300	390	1,200	1,200	2,006
Gas	336	0	(336)	971	0	(971)	936	0	0	1,048
Water	10	80	70	(25)	190	215	126	1,785	1,785	1,675
TOTAL UTILITIES	345	180	(165)	945	490	(455)	1,452	2,985	2,985	4,729
PLUMBING										
Supplies	0	10	10	0	30	30	65	120	120	65
Repairs & Maintenance	0	0	0	0	0	0	0	120	120	922
TOTAL PLUMBING	0	10	10	0	30	30	65	240	240	987
ELECTRICAL										
Repairs & Maintenance	0	54	54	0	163	163	0	650	650	327
TOTAL ELECTRICAL	0	54	54	0	163	163	0	650	650	327
ELEVATOR / ESCALATOR										
Contract Services	(923)	0	923	(923)	0	923	0	0	0	0

"Current Period" and "Year-to-Date" are compared against the 2022 Original

Comparative Income Statement - Detail
AC CCL Consolidated

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget		Actual	Budget		Actual	Revised	Original	Actual	
	Mar 2022	Mar 2022	Variance	Mar 2022	Mar 2022	Variance	Prior Year	Budget	Budget	Prior Year	
TOTAL ELEVATOR / ESCALATOR	(923)	0	923	(923)	0	923	0	0	0	0	
TOTAL CAM / OPERATING COSTS	4,611	5,550	939	20,291	20,661	370	46,400	72,542	72,542	89,508	
REAL ESTATE TAXES											
Real Estate Taxes	MC50231300	9,511	9,511	0	28,533	28,533	0	16,170	114,134	114,134	73,350
TOTAL REAL ESTATE TAXES		9,511	9,511	0	28,533	28,533	0	16,170	114,134	114,134	73,350
DIRECT TENANT											
Contract Services	MC50311050	1,385	450	(935)	2,308	1,350	(958)	0	5,400	5,400	462
Repairs & Maintenance	MC50311085	0	100	100	644	300	(344)	879	1,200	1,200	4,978
Gas	MC50311175	0	0	0	0	0	0	0	0	0	1,073
Water	MC50311180	90	200	110	383	600	217	145	2,400	2,400	438
TOTAL DIRECT TENANT		1,474	750	(724)	3,336	2,250	(1,086)	1,024	9,000	9,000	6,950
TOTAL MISCELLANEOUS EXPENSES		0	0	0	0	0	0	0	0	0	0
GENERAL AND ADMINISTRATIVE											
Bank Charges & Fees	MC50411075	0	17	17	0	51	51	83	204	204	182
Advertising & Promotion	MC50411150	0	6,250	6,250	0	6,250	6,250	0	25,000	25,000	0
Legal	MC50411170	0	0	0	268	0	(268)	0	0	0	15,339
Accounting & Auditing	MC50411185	0	0	0	0	0	0	0	4,600	4,600	4,400
Bond Agent Fee	MC50411195	0	0	0	0	0	0	0	0	0	30,810
Travel & Airfare	MC50411225	0	0	0	11	0	(11)	8	0	0	44
Licenses, Fees & Permits	MC50411235	62	0	(62)	62	40	(22)	33	110	110	92
Civic Fees and Meals	MC50411253	0	0	0	123	0	(123)	209	0	0	209
Miscellaneous	MC50411275	0	0	0	0	0	0	0	0	0	0

"Current Period" and "Year-to-Date" are compared against the 2022 Original

Comparative Income Statement - Detail
AC CCL Consolidated

Accrual

Account #	Current Period			Year-To-Date			Annual			
	Actual Mar 2022	Budget Mar 2022	Variance	Actual Mar 2022	Budget Mar 2022	Variance	Actual Prior Year	Revised Budget	Original Budget	Actual Prior Year
TOTAL GENERAL AND ADMINISTRATIVE	62	6,267	6,205	463	6,341	5,878	332	29,914	29,914	51,076
MANAGEMENT FEES										
Management Fees MC50451310	2,803	1,343	(1,460)	3,160	2,920	(240)	1,420	18,787	18,787	6,774
TOTAL MANAGEMENT FEES	2,803	1,343	(1,460)	3,160	2,920	(240)	1,420	18,787	18,787	6,774
TOTAL ALLOCABLE UTILITIES EXPENSE	0	0	0	0	0	0	0	0	0	0
TOTAL ALLOCABLE SECURITY	0	0	0	0	0	0	0	0	0	0
TOTAL ALLOCABLE UNIFORM	0	0	0	0	0	0	0	0	0	0
TOTAL ALLOCABLE COMMUNICATIONS	0	0	0	0	0	0	0	0	0	0
TOTAL ALLOCABLE RE TAX DEPARTMENT	0	0	0	0	0	0	0	0	0	0
TOTAL ALLOCABLE MANAGEMENT OFFICE	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES	18,461	23,422	4,961	55,784	60,706	4,921	65,346	244,376	244,376	227,657
NET OPERATING INCOME	34,787	18,948	15,839	48,171	41,706	6,466	122,969	360,327	360,327	58,693
INTEREST EXPENSE, NET										
Interest-First Mortgage MC60110000	(17,014)	(16,701)	(313)	(55,566)	(50,188)	(5,378)	(63,995)	(214,475)	(214,475)	(197,160)
Interest-Bank MC60210000	8	8	0	24	24	0	24	96	96	99

"Current Period" and "Year-to-Date" are compared against the 2022 Original

Comparative Income Statement - Detail
AC CCL Consolidated

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual	
	Mar 2022	Mar 2022		Mar 2022	Mar 2022		Prior Year	Budget	Budget	Prior Year	
TOTAL INTEREST EXPENSE, NET	(17,006)	(16,693)	(313)	(55,542)	(50,164)	(5,378)	(63,971)	(214,379)	(214,379)	(197,062)	
DEPRECIATION AND AMORTIZATION											
Depreciation	MC61100000	(8,096)	(8,096)	0	(24,288)	(24,288)	0	(25,296)	(97,154)	(97,154)	(97,154)
Amortization	MC61200000	(1,020)	(1,020)	0	(3,060)	(3,060)	0	(4,638)	(12,242)	(12,242)	(33,908)
TOTAL DEPRECIATION AND AMORTIZATION		(9,116)	(9,116)	0	(27,349)	(27,349)	0	(29,934)	(109,396)	(109,396)	(131,062)
PRIOR YEAR ADJUSTMENTS											
CAM/Op Costs-Prior Year	MC40211015	(449)	0	(449)	(449)	0	(449)	3	0	0	3
Real Estate Taxes-PY	MC50231998	0	0	0	0	0	0	0	0	0	898
Depreciation - Prior Year	MC61100015	0	0	0	0	0	0	0	0	0	(6,114)
Amortization - PY	MC61200015	0	0	0	0	0	0	0	0	0	(480)
TOTAL PRIOR YEAR ADJUSTMENTS		(449)	0	(449)	(449)	0	(449)	3	0	0	(5,692)
NET INCOME		8,216	(6,861)	15,077	(35,169)	(35,807)	638	29,067	36,552	36,552	(275,123)

"Current Period" and "Year-to-Date" are compared against the 2022 Original

Database: COPAKENBROOK
COPAKENBROOK

Aged Delinquencies Summary
AC City Center Lenexa, LLC

Page: 1
Date: 4/13/2022
Time: 9:11 AM
CWB_CMAGESUM

Period: 03/22

Building Lease Suite	Occpname	Amount	Current	30	60	90	120
263000-007102 100	Academy Bank, N.A.	25.42	0.00	25.42	0.00	0.00	0.00
Grand Total:		25.42	0.00	25.42	0.00	0.00	0.00

NOTE: Temporary Tenants are excluded. Category & Building totals do not include 'Leased & Unoccupied' and 'New Lease' totals which are already reflected in 'Occupied & Vacant'.

Suite Id	Tenant Name	Occupancy Status	--- Lease Dates ---		Rentable Square Footage	----- Base Rent -----		----- Cost Recovery -----			----- Other Income -----			----- Future Rent Increases -----			
			Start	Expire		Annual Amt	PSF	Annual Amt	PSF	Cat	Annual Amt	PSF	Cat	Date	Annual Amt	PSF	Cat

Total AC City Center Lenexa, LLC

Accounting Rent Roll :

Occupied	(2 Units)	68.19%	13,021	323,660.04	24.86	121,776.60	9.35	0.00	0.00
Vacant	(1 Units)	31.81%	6,073	0.00	0.00				
Total:		100.00%	19,094	323,660.04	16.95	121,776.60	6.38	0.00	0.00

Effective Leasing Status :

Occupied	(2 Units)	68.19%	13,021	323,660.04	24.86	121,776.60	9.35	0.00	0.00
Future Leases	(0 Units)	0.00%	0	0.00	0.00	0.00	0.00	0.00	0.00
To Be Closed	(0 Units)	0.00%	0	0.00	0.00	0.00	0.00	0.00	0.00
Total Leased:		68.19%	13,021	323,660.04	24.86	121,776.60	9.35	0.00	0.00
Vacant	(1 Units)	31.81%	6,073	0.00	0.00				
Future Leases	(0 Units)	0.00%	0	0.00	0.00				
To Be Closed	(0 Units)	0.00%	0	0.00	0.00				
Total Not Leased:		31.81%	6,073	0.00	0.00				

