

**CB Downtown Industrial, LLC**  
**Financial Highlights**  
**As of and for the Month Ended September 30, 2022**

<b>Operations</b>	Month		Year to Date	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
Rent Revenues	1,039,098	955,872	9,146,099	8,345,253
EBITDA (a)	469,401	491,544	4,299,893	3,340,146
as % revenue	45.2%	51.4%	47.0%	40.0%
Net Earnings / (Loss) (b)	46,299	111,105	837,528	(83,801)
as % revenue	4.5%	11.6%	9.2%	-1.0%
FFO (c)	215,079	279,885	2,356,550	1,435,221
Absorption SF, net	28,727		(13,631)	
<b>Balance Sheet</b>		<u>9/30/2022</u>		<u>12/31/2021</u>
Real estate assets, net (d)		57,689,677		57,531,139
Unrestricted Cash		2,287,300		1,992,582
Security Deposits		609,993		506,018
Construction Escrow		300,000		300,000
Reserve for Replacement		207,216		207,216
Reserve for Real Estate Tax		1,118,531		490,500
Reserve for Insurance		210,000		210,000
Other Assets		1,281,431		2,125,732
Total Assets		<u>63,704,148</u>		<u>63,363,187</u>
Mortgage Notes Payable		60,881,907		61,500,000
Unfunded Mortgage Payable (LOC)		(3,219,390)		(4,565,479)
OZ Note Payable		1,888,404		1,888,404
Net Notes Payable		<u>59,550,921</u>		<u>58,822,925</u>
Equity		<u>1,587,277</u>		<u>2,719,251</u>
Bank covenant compliance		<u>1.86</u>		
Debt coverage ratio 1.20 min. (EBITDA / debt service)				
<b>Occupancy %</b>	<u>Total Sq Ft</u>	<u>Leased Sq Ft</u>	<u>Current Period</u>	<u>12/31/2021</u>
Industrial	459,926	400,681	87.1%	90.7%
Underground-Commercial	559,454	306,865	54.9%	78.3%
Underground-Smart Storage	150,033	142,488	95.0%	78.3%
Flex	397,505	331,738	83.5%	81.8%
Office	68,961	61,035	88.5%	81.7%
<b>Total Company</b>	<u>1,635,879</u>	<u>1,242,807</u>	<u>76.0%</u>	<u>82.9%</u>

**Potential Distribution**

Unrestricted Cash	\$2,287,300
Operating Reserve	(\$500,000)
TI and Commissions to be drawn on Unfunded Loan	\$0
Repairs to be drawn on Reserve Escrow	\$0
Prepaid Rent per A/R Aging	(\$378,134)
<b>Potential Distribution</b>	<u>\$1,409,166</u>

- (a) EBITDA: earnings before interest, taxes, and depreciation/amortization  
(b) Net Earnings / (Loss): GAAP earnings, include depreciation/amortization  
(c) FFO: (funds from operations) net earnings plus depreciation/amortization  
(d) Real estate assets are shown on a tax basis

CB Downtown Industrial, LLC (cbdi)

**Budget Comparison**

Period = Sep 2022

Book = Accrual ; Tree = cbdi\_is\_det

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>REVENUES</b>										
501-00	GROSS POTENTIAL RENT	667,396.00	680,641.16	-13,245.16	-1.95	6,006,564.00	5,919,458.77	87,105.23	1.47	8,004,384.25
502-00	VACANCIES	1,248.85	0.00	1,248.85	N/A	-48,355.72	0.00	-48,355.72	N/A	0.00
	RENTS REALIZED	668,644.85	680,641.16	-11,996.31	-1.76	5,958,208.28	5,919,458.77	38,749.51	0.65	8,004,384.25
511-00	ELECTRICITY-TEP	0.00	50.00	-50.00	-100.00	0.00	450.00	-450.00	-100.00	600.00
512-00	ELECTRICITY-COMMERCIAL	400.00	25.00	375.00	1,500.00	4,225.00	1,190.00	3,035.00	255.04	1,725.00
516-00	WATER-COMMERCIAL	325.00	25.00	300.00	1,200.00	2,125.00	325.00	1,800.00	553.85	450.00
	UTILITY BILLINGS	725.00	100.00	625.00	625.00	6,350.00	1,965.00	4,385.00	223.16	2,775.00
521-00	CAM/OPER EXP CHARGES	161,603.15	229,947.58	-68,344.43	-29.72	1,460,403.02	2,060,716.12	-600,313.10	-29.13	2,772,419.86
531-00	ESCALATORS-TAXES	30,897.04	0.00	30,897.04	N/A	284,637.76	0.00	284,637.76	N/A	0.00
532-00	ESCALATORS-INSURANCE	20,967.50	0.00	20,967.50	N/A	196,008.55	0.00	196,008.55	N/A	0.00
533-00	TENANT MANAGEMENT FEE	3,392.40	2,179.83	1,212.57	55.63	33,153.96	22,185.81	10,968.15	49.44	28,760.53
	TAX INS CAM REIMB	216,860.09	232,127.41	-15,267.32	-6.58	1,974,203.29	2,082,901.93	-108,698.64	-5.22	2,801,180.39
535-01	PY CAM	0.00	0.00	0.00	N/A	41,514.29	0.00	41,514.29	N/A	0.00
535-02	PY INSURANCE	190.00	0.00	190.00	N/A	1,520.00	0.00	1,520.00	N/A	0.00
535-03	PY TAX	0.00	0.00	0.00	N/A	783.00	0.00	783.00	N/A	0.00
	TAX INS CAM REIMB PY	190.00	0.00	190.00	N/A	43,817.29	0.00	43,817.29	N/A	0.00
541-00	PARKING RENTAL	20,741.46	15,329.74	5,411.72	35.30	181,580.26	138,147.70	43,432.56	31.44	184,136.92
546-00	SMART STORAGE RENT	132,193.43	27,098.00	105,095.43	387.83	994,437.78	215,873.00	778,564.78	360.66	327,485.00
	PARKING & STORAGE FEES	152,934.89	42,427.74	110,507.15	260.46	1,176,018.04	354,020.70	821,997.34	232.19	511,621.92
549-00	RENT CONCESSIONS	-4,884.00	0.00	-4,884.00	N/A	-31,287.00	-18,274.00	-13,013.00	-71.21	-18,274.00
549-01	ADMINISTRATION FEES	240.00	0.00	240.00	N/A	1,459.53	0.00	1,459.53	N/A	0.00
561-00	INTEREST INCOME	550.92	140.00	410.92	293.51	2,290.99	1,260.00	1,030.99	81.82	1,680.00
562-00	OTHER INCOME	3,223.93	435.60	2,788.33	640.11	12,671.37	3,920.40	8,750.97	223.22	5,227.20
563-00	DISCOUNTS EARNED	5.53	0.00	5.53	N/A	30.14	0.00	30.14	N/A	0.00
564-00	FINANCE/LATE CHARGES	606.40	0.00	606.40	N/A	2,337.03	0.00	2,337.03	N/A	0.00
	OTHER INCOME	-257.22	575.60	-832.82	-144.69	-12,497.94	-13,093.60	595.66	4.55	-11,366.80
	<b>TOTAL REVENUES</b>	<b>1,039,097.61</b>	<b>955,871.91</b>	<b>83,225.70</b>	<b>8.71</b>	<b>9,146,098.96</b>	<b>8,345,252.80</b>	<b>800,846.16</b>	<b>9.60</b>	<b>11,308,594.76</b>
<b>DIRECT EXPENSES</b>										
611-00	SERV-CAM-RENTAL	358.32	347.50	-10.82	-3.11	4,554.52	3,127.50	-1,427.02	-45.63	4,470.00
611-01	SERV-CAM-CONSULTING	30.00	0.00	-30.00	N/A	1,940.25	0.00	-1,940.25	N/A	0.00
612-01	SERV-CAM-JANITOR MALL/OFF	6,388.96	11,650.00	5,261.04	45.16	61,543.56	68,050.00	6,506.44	9.56	89,200.00
612-02	SERV-CAM-JANITOR SUPPLIES	1,162.79	2,850.00	1,687.21	59.20	13,499.22	22,650.00	9,150.78	40.40	29,650.00
612-03	SERV-CAM-WINDOW WASHING	1,890.00	0.00	-1,890.00	N/A	7,690.00	8,623.00	933.00	10.82	12,847.00
614-00	SERV-CAM-TRASH REMOVAL	4,066.33	2,875.00	-1,191.33	-41.44	36,931.55	28,455.00	-8,476.55	-29.79	37,480.00
615-00	SERV-CAM-SECURE/PROTECT	22,728.59	25,497.00	2,768.41	10.86	273,548.93	243,665.00	29,883.93	-12.26	320,356.00
616-00	SERV-CAM-SIGNS/DIRECTIVES	0.00	625.00	625.00	100.00	818.77	5,930.00	5,111.23	86.19	6,555.00
619-01	LABOR IN-HOUSE MAINT-CAM	57,450.00	54,612.10	-2,837.90	-5.20	517,095.60	491,509.18	-25,586.42	-5.21	655,345.48
631-00	BLDGS-CAM-ROOFS	0.00	1,475.00	1,475.00	100.00	6,395.84	12,775.00	6,379.16	49.93	12,925.00
632-00	BLDGS-CAM-STRUCTUAL	949.38	0.00	-949.38	N/A	46,783.43	47,365.00	581.57	1.23	47,365.00
633-00	BLDGS-CAM-PAINTING	563.81	0.00	-563.81	N/A	121,639.88	102,100.00	-19,539.88	-19.14	103,600.00
633-01	BLDGS-CAM-PEST CONTROL	1,021.87	342.00	-679.87	-198.79	5,128.02	2,198.00	-2,930.02	-133.30	3,004.00
634-00	BLDGS-CAM-HARDWARE/LOCK	0.00	475.00	475.00	100.00	12,473.93	6,850.00	-5,623.93	-82.10	8,925.00

CB Downtown Industrial, LLC (cbdi)

**Budget Comparison**

Period = Sep 2022

Book = Accrual ; Tree = cbdi\_is\_det

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
635-00	BLDGS-CAM-LIGHTS/LIGHTING	102.93	350.00	247.07	70.59	7,282.95	5,125.00	-2,157.95	-42.11	13,125.00
636-00	BLDGS-CAM-PLUMBING	1,157.12	1,211.00	53.88	4.45	13,246.68	6,341.00	-6,905.68	-108.91	8,866.00
637-00	BLDGS-CAM-SEWERS-SAN/STR	1,331.11	800.00	-531.11	-66.39	15,020.57	11,100.00	-3,920.57	-35.32	13,500.00
638-00	BLDGS-CAM-REHAB/RENOVATE	0.00	26.00	26.00	100.00	3,137.97	52.00	-3,085.97	-5,934.56	2,552.00
641-00	EQUIP-CAM-ELEVATORS	468.56	950.00	481.44	50.68	9,712.98	11,650.00	1,937.02	16.63	15,400.00
642-00	EQUIP-CAM-FIRE CONTROL	2,490.95	1,775.00	-715.95	-40.34	104,468.24	58,925.00	-45,543.24	-77.29	69,199.00
643-00	EQUIP-CAM-WATER CONTROL	0.00	1,225.00	1,225.00	100.00	1,518.30	11,025.00	9,506.70	86.23	14,700.00
644-00	EQUIP-CAM-18-0 AIR HANDLING	2,090.07	3,850.00	1,759.93	45.71	15,123.28	18,450.00	3,326.72	18.03	20,725.00
645-00	EQUIP-CAM-TEP	8,198.45	11,500.00	3,301.55	28.71	76,504.06	80,500.00	3,995.94	4.96	96,500.00
645-01	EQUIP-CAM-TEP/KCP&L	0.00	0.00	0.00	N/A	2,354.95	0.00	-2,354.95	N/A	0.00
646-01	EQUIP-CAM-CONDENSOR WATER	297.64	385.00	87.36	22.69	3,078.84	3,465.00	386.16	11.14	4,620.00
646-02	EQUIP-CAM-HVAC OTHER	41.82	1,500.00	1,458.18	97.21	33,168.70	29,175.00	-3,993.70	-13.69	36,000.00
647-01	EQUIP-CAM-VEHIC/OPER EQUIP	17.23	850.00	832.77	97.97	16,027.50	20,950.00	4,922.50	23.50	22,700.00
647-02	EQUIP-CAM-GROUNDS EQUIP	0.00	0.00	0.00	N/A	2,980.30	0.00	-2,980.30	N/A	0.00
648-00	EQUIP-CAM-SM TOOLS/SUPPLY	228.89	0.00	-228.89	N/A	6,583.10	0.00	-6,583.10	N/A	0.00
651-00	GRDS-CAM-SURFACE	70,246.10	150.00	-70,096.10	-46,730.73	137,773.25	561,750.00	423,976.75	75.47	562,200.00
652-00	GRDS-CAM-LANDSCAP/MOWING	33,696.08	26,792.00	-6,904.08	-25.77	184,108.20	183,373.00	-735.20	-0.40	222,127.00
653-00	GRDS-CAM-SWEEPING/CLEAN	0.00	870.00	870.00	100.00	975.00	6,630.00	5,655.00	85.29	8,340.00
654-00	GRDS-CAM-SNOW REMOVAL	0.00	0.00	0.00	N/A	146,855.00	153,574.00	6,719.00	4.38	218,622.00
656-00	GRDS-CAM-LIGHT/LIGHTING	0.00	0.00	0.00	N/A	1,732.95	16,125.00	14,392.05	89.25	23,435.00
712-01	SERV-NCAM-JANIT-MALL/OFF	0.00	0.00	0.00	N/A	3.98	0.00	-3.98	N/A	0.00
712-02	SERV-NCAM-JANIT SUPPLIES	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	100.00
712-03	SERV-NCAM-WINDOW WASHING	35.00	0.00	-35.00	N/A	125.00	66.00	-59.00	-89.39	66.00
714-00	SERV-NCAM-TRASH REMOVAL	613.65	0.00	-613.65	N/A	613.65	120.00	-493.65	-411.38	120.00
715-00	SERV-NCAM-SECURE/PROTECT	-12,017.47	0.00	12,017.47	N/A	6,400.62	0.00	-6,400.62	N/A	0.00
716-00	SERV-NCAM-SIGN/DIRECTIVES	0.00	0.00	0.00	N/A	3,086.18	125.00	-2,961.18	-2,368.94	125.00
719-01	LABOR IN-HOUSE MAINT-NONCAM	0.00	6,819.42	6,819.42	100.00	1,097.88	61,960.78	60,862.90	98.23	82,419.04
731-00	BLDGS-NCAM-ROOFS	0.00	0.00	0.00	N/A	200.74	0.00	-200.74	N/A	0.00
732-00	BLDGS-NCAM-STRUCTURAL	1,366.94	0.00	-1,366.94	N/A	10,939.32	0.00	-10,939.32	N/A	0.00
733-00	BLDGS-NCAM-PAINTING	0.00	0.00	0.00	N/A	66.97	0.00	-66.97	N/A	0.00
733-01	BLDGS-NCAM-PEST CONTROL	-17.10	825.00	842.10	102.07	3,304.90	7,425.00	4,120.10	55.49	9,900.00
734-00	BLDGS-NCAM-HARDWARE/LOCKS	389.78	300.00	-89.78	-29.93	4,865.10	4,575.00	-290.10	-6.34	5,850.00
735-00	BLDGS-NCAM-LIGHT/LIGHTING	0.00	0.00	0.00	N/A	491.92	1,050.00	558.08	53.15	1,400.00
736-00	BLDGS-NCAM-PLUMBING	534.23	0.00	-534.23	N/A	1,067.41	1,185.00	117.59	9.92	1,435.00
737-00	BLDGS-NCAM-SEWERS	99.82	0.00	-99.82	N/A	876.65	0.00	-876.65	N/A	0.00
738-00	BLDGS-NCAM-REHAB/RENOVATION	0.00	0.00	0.00	N/A	0.00	725.00	725.00	100.00	725.00
742-00	EQUIP-NCAM-FIRE CONTROL	-76.75	0.00	76.75	N/A	596.75	0.00	-596.75	N/A	0.00
746-02	EQUIP-NCAM-HVAC OTHER	22,117.16	9,900.00	-12,217.16	-123.41	51,481.84	96,450.00	44,968.16	46.62	110,450.00
747-01	EQUIP-NCAM-VEHIC/OPER EQU	529.46	1,250.00	720.54	57.64	6,434.00	11,250.00	4,816.00	42.81	15,000.00
748-00	EQUIP-NCAM-SM TOOLS/SUPPL	509.60	250.00	-259.60	-103.84	3,859.34	2,250.00	-1,609.34	-71.53	3,000.00
751-00	GRDS-NCAM-SURFACE	0.00	0.00	0.00	N/A	130.52	5,000.00	4,869.48	97.39	5,000.00
752-00	GRDS-NCAM-LANDSCAPE/MOWI	5,609.39	5,526.00	-83.39	-1.51	37,439.04	34,156.00	-3,283.04	-9.61	34,156.00
754-00	GRDS-NCAM-SNOW REMOVAL	0.00	0.00	0.00	N/A	7,490.50	0.00	-7,490.50	N/A	0.00
	MAINTENANCE & SUPPLIES	236,670.71	177,853.02	-58,817.69	-33.07	2,032,268.63	2,447,945.46	415,676.83	16.98	2,954,079.52
781-01	INSURANCE-PROPERTY	50,286.91	45,994.42	-4,292.49	-9.33	412,581.55	413,950.14	1,368.59	0.33	551,933.40

CB Downtown Industrial, LLC (cbdi)

**Budget Comparison**

Period = Sep 2022

Book = Accrual ; Tree = cbdi\_is\_det

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
783-00	PROPERTY INSURANCE	50,286.91	45,994.42	-4,292.49	-9.33	412,581.55	413,950.14	1,368.59	0.33	551,933.40
	PROPERTY TAX	119,186.00	119,189.70	3.70	0.00	1,072,674.00	1,072,707.62	33.62	0.00	1,430,276.72
	REAL ESTATE TAXES	119,186.00	119,189.70	3.70	0.00	1,072,674.00	1,072,707.62	33.62	0.00	1,430,276.72
621-00	UTIL-CAM-ELECTRICITY	35,049.40	26,346.00	-8,703.40	-33.03	233,486.82	247,829.00	14,342.18	5.79	325,237.00
622-00	UTIL-CAM-GAS	4,572.96	545.00	-4,027.96	-739.08	24,113.84	19,930.00	-4,183.84	-20.99	31,755.00
623-00	UTIL-CAM-WATER	16,491.57	19,607.00	3,115.43	15.89	92,847.76	118,676.00	25,828.24	21.76	142,274.00
624-00	UTIL-CAM-TELEPHONE	120.00	745.00	625.00	83.89	1,986.86	6,705.00	4,718.14	70.37	8,940.00
721-00	UTIL-NCAM-ELECTRICITY	8,041.22	1,860.00	-6,181.22	-332.32	52,668.44	19,015.00	-33,653.44	-176.98	24,405.00
722-00	UTIL-NCAM-GAS	1,167.14	900.00	-267.14	-29.68	31,106.48	16,006.00	-15,100.48	-94.34	23,191.00
723-00	UTIL-NCAM-WATER	4,110.40	880.00	-3,230.40	-367.09	23,791.88	6,120.00	-17,671.88	-288.76	7,410.00
724-00	UTIL-NCAM-TELEPHONE	0.00	0.00	0.00	N/A	82.29	0.00	-82.29	N/A	0.00
	UTILITIES	69,552.69	50,883.00	-18,669.69	-36.69	460,084.37	434,281.00	-25,803.37	-5.94	563,212.00
987-00	MANAGEMENT FEE EXPENSE	47,387.19	36,422.97	-10,964.22	-30.10	430,081.96	327,807.13	-102,274.83	-31.20	439,488.04
	PROPERTY MGMT & COMM	47,387.19	36,422.97	-10,964.22	-30.10	430,081.96	327,807.13	-102,274.83	-31.20	439,488.04
	<b>TOTAL DIRECT EXPENSES</b>	<b>523,083.50</b>	<b>430,343.11</b>	<b>-92,740.39</b>	<b>-21.55</b>	<b>4,407,690.51</b>	<b>4,696,691.35</b>	<b>289,000.84</b>	<b>6.15</b>	<b>5,938,989.68</b>
	<b>OTHER OPERATING EXPENSE</b>									
872-05	TRAINING/SOFTWARE SUPPORT	8,153.00	5,000.00	-3,153.00	-63.06	48,667.90	45,000.00	-3,667.90	-8.15	60,000.00
901-00	ADMINISTRATIVE SALARIES	30,588.87	18,900.00	-11,688.87	-61.85	189,486.38	170,100.00	-19,386.38	-11.40	226,800.00
903-00	MAINTENANCE SALARIES	30,666.20	36,410.00	5,743.80	15.78	308,168.61	327,690.00	19,521.39	5.96	436,920.00
907-00	OTHER EMPLOYEES BENEFITS	11,747.29	10,417.00	-1,330.29	-12.77	99,563.77	93,753.04	-5,810.73	-6.20	125,004.04
908-00	PAYROLL TAX EXPENSE	4,256.08	4,500.00	243.92	5.42	38,179.97	40,500.04	2,320.07	5.73	54,000.04
924-00	TELEPHONE	977.59	850.00	-127.59	-15.01	9,818.51	7,650.00	-2,168.51	-28.35	10,200.00
947-00	VEHICLES & OPER EQUIP	0.00	0.00	0.00	N/A	3,336.66	0.00	-3,336.66	N/A	0.00
971-01	TRAVEL	0.00	100.00	100.00	100.00	0.00	900.00	900.00	100.00	1,200.00
971-02	MEALS & ENTERTAINMENT 50%	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
971-03	EMPLOYEE MEALS 100%	0.00	50.00	50.00	100.00	442.85	450.00	7.15	1.59	600.00
972-05	OTHER PROFESSIONAL FEES	543.71	0.00	-543.71	N/A	16,653.82	0.00	-16,653.82	N/A	0.00
973-00	ADVERTISING & PROMOTION - EVENTS	0.00	0.00	0.00	N/A	6,060.66	0.00	-6,060.66	N/A	0.00
973-01	ADVERTISING & PROMOTION - OTHER	2,901.27	0.00	-2,901.27	N/A	22,158.80	3,250.00	-18,908.80	-581.81	8,250.00
974-01	DUES & SUBSCRIPTIONS	5,860.18	0.00	-5,860.18	N/A	16,866.04	800.00	-16,066.04	-2,008.26	800.00
974-02	LICENSES AND PERMITS	123.54	200.00	76.46	38.23	1,425.20	1,800.00	374.80	20.82	2,400.00
975-00	CONTRIBUTIONS	0.00	666.67	666.67	100.00	0.00	6,000.03	6,000.03	100.00	8,000.04
976-00	COLLECTION EXPENSES	0.00	416.67	416.67	100.00	169.52	3,750.03	3,580.51	95.48	5,000.04
976-01	LEGAL EXPENSES FOR COLLECTIONS	0.00	0.00	0.00	N/A	177.28	0.00	-177.28	N/A	0.00
977-00	BAD DEBT PROVISION	0.00	2,500.00	2,500.00	100.00	87,486.03	22,500.00	-64,986.03	-288.83	30,000.00
979-02	OTHER EXPENSE-TRAIN-EDUC	0.00	0.00	0.00	N/A	260.00	0.00	-260.00	N/A	0.00
981-00	INSURANCE	1,758.58	1,495.08	-263.50	-17.62	15,451.22	13,455.76	-1,995.46	-14.83	17,941.00
985-00	VEHICLE LICENSE/FEES	0.00	0.00	0.00	N/A	215.75	0.00	-215.75	N/A	0.00
985-01	MISC. EXPENSE & TAXES	0.00	0.00	0.00	N/A	2,079.64	0.00	-2,079.64	N/A	0.00
985-02	COMPANY EVENTS	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	1,000.00
985-03	CREDIT CARD FEES	1,309.76	416.67	-893.09	-214.34	8,478.09	3,750.03	-4,728.06	-126.08	5,000.04
985-04	BANK SERVICE CHARGES	207.59	300.00	92.41	30.80	1,787.20	2,700.00	912.80	33.81	3,600.00
985-05	JANITORIAL - ADMIN	225.00	225.00	0.00	0.00	1,911.85	2,025.00	113.15	5.59	2,700.00
985-06	BLDG MAINT/REPAIRS - ADMIN	153.94	416.67	262.73	63.05	1,096.49	3,750.03	2,653.54	70.76	5,000.04

CB Downtown Industrial, LLC (cbdi)

**Budget Comparison**

Period = Sep 2022

Book = Accrual ; Tree = cbdi\_is\_det

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
986-01 COMMISSION-INHOUSE BROKE	0.00	1,200.00	1,200.00	100.00	7,589.65	10,800.00	3,210.35	29.73	14,400.00
986-02 COMMISSION-OUTSIDE BROKE	764.28	0.00	-764.28	N/A	764.28	0.00	-764.28	N/A	0.00
989-00 OFFICE SUPPLIES	-1,863.89	166.67	2,030.56	1,218.31	15,114.96	1,500.03	-13,614.93	-907.64	2,000.04
989-01 POSTAGE	94.91	83.33	-11.58	-13.90	1,187.53	750.01	-437.52	-58.34	1,000.00
989-02 OFFICE EQUIPMENT-RENTAL	806.50	650.00	-156.50	-24.08	3,664.52	5,850.00	2,185.48	37.36	7,800.00
995-00 ALLOCATED EXPENSES	-57,450.00	-54,612.08	2,837.92	5.20	-521,771.98	-491,508.72	30,263.26	6.16	-655,344.96
GENERAL & ADMINISTRATIVE	41,824.40	30,651.68	-11,172.72	-36.45	386,491.20	278,415.28	-108,075.92	-38.82	374,870.32
972-01 LEGAL FEES-OUTSIDE FIRM	3,121.84	1,666.67	-1,455.17	-87.31	30,447.27	15,000.03	-15,447.24	-102.98	20,000.04
972-02 AUDIT/TAX PREP FEES	1,667.00	1,666.67	-0.33	-0.02	21,577.00	15,000.03	-6,576.97	-43.85	20,000.04
LEGAL & AUDIT	4,788.84	3,333.34	-1,455.50	-43.66	52,024.27	30,000.06	-22,024.21	-73.41	40,000.08
<b>TOTAL OTHER OPERATING EXPENSE</b>	<b>46,613.24</b>	<b>33,985.02</b>	<b>-12,628.22</b>	<b>-37.16</b>	<b>438,515.47</b>	<b>308,415.34</b>	<b>-130,100.13</b>	<b>-42.18</b>	<b>414,870.40</b>
NET OPERATING INCOME	469,400.87	491,543.78	-22,142.91	-4.50	4,299,892.98	3,340,146.11	959,746.87	28.73	4,954,734.68
991-00 DEPRECIATION	147,288.35	147,288.33	-0.02	0.00	1,325,595.15	1,325,595.05	-0.10	0.00	1,767,460.04
992-00 AMORTIZATION	21,491.85	21,491.83	-0.02	0.00	193,426.65	193,426.55	-0.10	0.00	257,902.04
DEPRECIATION & AMORTIZATION	168,780.20	168,780.16	-0.04	0.00	1,519,021.80	1,519,021.60	-0.20	0.00	2,025,362.08
993-00 INTEREST-MORTGAGE	253,692.16	211,658.33	-42,033.83	-19.86	1,943,342.99	1,904,925.01	-38,417.98	-2.02	2,539,900.00
INTEREST & PPR EXPENSE	253,692.16	211,658.33	-42,033.83	-19.86	1,943,342.99	1,904,925.01	-38,417.98	-2.02	2,539,900.00
<b>NET INCOME (LOSS)</b>	<b>46,928.51</b>	<b>111,105.29</b>	<b>-64,176.78</b>	<b>-57.76</b>	<b>837,528.19</b>	<b>-83,800.50</b>	<b>921,328.69</b>	<b>1,099.43</b>	<b>389,472.60</b>

CB Downtown Industrial, LLC (cbdi)

**Budget Comparison**

Period = Sep 2022

Book = Accrual ; Tree = cbdi\_is\_sum

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>REVENUES</b>									
RENTS REALIZED	668,644.85	680,641.16	-11,996.31	-1.76	5,958,208.28	5,919,458.77	38,749.51	0.65	8,004,384.25
UTILITY BILLINGS	725.00	100.00	625.00	625.00	6,350.00	1,965.00	4,385.00	223.16	2,775.00
TAX INS CAM REIMB	216,860.09	232,127.41	-15,267.32	-6.58	1,974,203.29	2,082,901.93	-108,698.64	-5.22	2,801,180.39
TAX INS CAM REIMB PY	190.00	0.00	190.00	N/A	43,817.29	0.00	43,817.29	N/A	0.00
PARKING & STORAGE FEES	152,934.89	42,427.74	110,507.15	260.46	1,176,018.04	354,020.70	821,997.34	232.19	511,621.92
OTHER INCOME	-257.22	575.60	-832.82	-144.69	-12,497.94	-13,093.60	595.66	4.55	-11,366.80
<b>TOTAL REVENUES</b>	<b>1,039,097.61</b>	<b>955,871.91</b>	<b>83,225.70</b>	<b>8.71</b>	<b>9,146,098.96</b>	<b>8,345,252.80</b>	<b>800,846.16</b>	<b>9.60</b>	<b>11,308,594.76</b>
<b>DIRECT EXPENSES</b>									
MAINTENANCE & SUPPLIES	236,670.71	177,853.02	-58,817.69	-33.07	2,032,268.63	2,447,945.46	415,676.83	16.98	2,954,079.52
PROPERTY INSURANCE	50,286.91	45,994.42	-4,292.49	-9.33	412,581.55	413,950.14	1,368.59	0.33	551,933.40
REAL ESTATE TAXES	119,186.00	119,189.70	3.70	0.00	1,072,674.00	1,072,707.62	33.62	0.00	1,430,276.72
UTILITIES	69,552.69	50,883.00	-18,669.69	-36.69	460,084.37	434,281.00	-25,803.37	-5.94	563,212.00
PROPERTY MGMT & COMM	47,387.19	36,422.97	-10,964.22	-30.10	430,081.96	327,807.13	-102,274.83	-31.20	439,488.04
<b>TOTAL DIRECT EXPENSES</b>	<b>523,083.50</b>	<b>430,343.11</b>	<b>-92,740.39</b>	<b>-21.55</b>	<b>4,407,690.51</b>	<b>4,696,691.35</b>	<b>289,000.84</b>	<b>6.15</b>	<b>5,938,989.68</b>
<b>OTHER OPERATING EXPENSE</b>									
GENERAL & ADMINISTRATIVE	41,824.40	30,651.68	-11,172.72	-36.45	386,491.20	278,415.28	-108,075.92	-38.82	374,870.32
LEGAL & AUDIT	4,788.84	3,333.34	-1,455.50	-43.66	52,024.27	30,000.06	-22,024.21	-73.41	40,000.08
<b>TOTAL OTHER OPERATING EXPENSE</b>	<b>46,613.24</b>	<b>33,985.02</b>	<b>-12,628.22</b>	<b>-37.16</b>	<b>438,515.47</b>	<b>308,415.34</b>	<b>-130,100.13</b>	<b>-42.18</b>	<b>414,870.40</b>
NET OPERATING INCOME	469,400.87	491,543.78	-22,142.91	-4.50	4,299,892.98	3,340,146.11	959,746.87	28.73	4,954,734.68
DEPRECIATION & AMORTIZATION	168,780.20	168,780.16	-0.04	0.00	1,519,021.80	1,519,021.60	-0.20	0.00	2,025,362.08
INTEREST & PPR EXPENSE	253,692.16	211,658.33	-42,033.83	-19.86	1,943,342.99	1,904,925.01	-38,417.98	-2.02	2,539,900.00
<b>NET INCOME (LOSS)</b>	<b>46,928.51</b>	<b>111,105.29</b>	<b>-64,176.78</b>	<b>-57.76</b>	<b>837,528.19</b>	<b>-83,800.50</b>	<b>921,328.69</b>	<b>1,099.43</b>	<b>389,472.60</b>

CB Downtown Industrial, LLC (cbdi)

**Balance Sheet (With Period Change)**

Period = Jan 2022-Sep 2022

Book = Accrual ; Tree = cbdi\_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
<b>Assets</b>				
<b>Property and Equipment</b>				
001-01	Land	9,368,515.00	9,368,515.00	0.00
010-00	Land Improvements	5,240,781.00	5,240,781.00	0.00
004-00	Building	57,747,105.00	57,747,105.00	0.00
016-00	Tenant Improvements	1,875,038.00	1,875,038.00	0.00
006-00	Equipment-Property	85,995.17	85,995.17	0.00
<b>Total Property and Equipment</b>		<b>74,317,434.17</b>	<b>74,317,434.17</b>	<b>0.00</b>
<b>Construction In Process</b>				
044-00	WIP - Commissions	161,782.26	48,981.96	112,800.30
045-00	Construction In Process	1,475,012.40	103,679.49	1,371,332.91
<b>Total Construction In Process</b>		<b>1,636,794.66</b>	<b>152,661.45</b>	<b>1,484,133.21</b>
<b>Accumulated Depreciation</b>				
054-00	Depr - Buildings	-13,783,617.34	-12,876,022.00	-907,595.34
055-00	Depr - Bldgs Non Cam Imp	-1,020.00	0.00	-1,020.00
056-00	Depr - Equipment - Property	-85,995.17	-85,995.17	0.00
060-00	Depr - Land - Improvement	-2,206,951.00	-2,206,951.00	0.00
064-00	Depr - Tenant Improvements	-2,186,967.81	-1,769,988.00	-416,979.81
<b>Total Accumulated Depreciation</b>		<b>-18,264,551.32</b>	<b>-16,938,956.17</b>	<b>-1,325,595.15</b>
<b>Cash &amp; Cash Equivalents</b>				
101-00	Petty Cash	1,000.00	1,000.00	0.00
104-00	CBDI ASM Operating Account	750,117.00	0.00	750,117.00
105-00	CBDI Operating Account	1,798,430.99	1,627,269.55	171,161.44
106-00	CBDI Security Deposit Account	609,992.71	506,017.87	103,974.84
107-00	CBDI Money Market	1,066,283.02	1,064,811.86	1,471.16
107-01	CBDI Reserve for Replacement	207,216.31	207,216.31	0.00
109-03	CBDI Construction Escrow	300,000.00	300,000.00	0.00
<b>Total Cash &amp; Cash Equivalents</b>		<b>4,733,040.03</b>	<b>3,706,315.59</b>	<b>1,026,724.44</b>
<b>Receivables</b>				
150-00	A/R - Other	148,702.97	324,018.00	-175,315.03
151-00	A/R - Tenants	258,067.55	236,436.69	21,630.86
159-00	Reserve for Doubtful A/R	-84,272.27	0.00	-84,272.27
<b>Total Receivables</b>		<b>322,498.25</b>	<b>560,454.69</b>	<b>-237,956.44</b>
<b>Notes Receivable</b>				
204-00	A/R - ASM	10,794.72	0.00	10,794.72
<b>Total Notes Receivable</b>		<b>10,794.72</b>	<b>0.00</b>	<b>10,794.72</b>
<b>Prepaid Expenses</b>				
172-01	Prepaid Insurance	0.00	421,104.77	-421,104.77
179-00	Prepaid Other	56,125.97	53,253.88	2,872.09

CB Downtown Industrial, LLC (cbdi)

**Balance Sheet (With Period Change)**

Period = Jan 2022-Sep 2022

Book = Accrual ; Tree = cbdi\_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
<b>Total Prepaid Expenses</b>		<b>56,125.97</b>	<b>474,358.65</b>	<b>-418,232.68</b>
<b>Loan Costs &amp; Commissions</b>				
039-00	Loan & Lease Costs	894,499.72	894,499.72	0.00
173-01	Commissions	795,882.28	795,882.28	0.00
<b>Total Loan Costs</b>		<b>1,690,382.00</b>	<b>1,690,382.00</b>	<b>0.00</b>
<b>Accumulated Amortization</b>				
086-00	Amort - Lease Commissions	-389,957.84	-197,351.00	-192,606.84
089-00	Amort - Loan & Lease Costs	-456,463.81	-455,644.00	-819.81
<b>Total Accumulated Amortization</b>		<b>-846,421.65</b>	<b>-652,995.00</b>	<b>-193,426.65</b>
<b>Other Assets</b>				
234-00	Deposits-Utilities	48,051.55	53,531.48	-5,479.93
<b>Total Other Assets</b>		<b>48,051.55</b>	<b>53,531.48</b>	<b>-5,479.93</b>
<b>Total Assets</b>		<b>63,704,148.38</b>	<b>63,363,186.86</b>	<b>340,961.52</b>
<b>Liabilities &amp; Equity</b>				
<b>Liabilities</b>				
<b>Notes Payable</b>				
350-01	Note Payable	30,586,666.68	31,000,000.00	-413,333.32
350-02	Unfunded Loan Payable	-3,219,389.85	-4,565,478.86	1,346,089.01
350-03	LT N/P Mortgage	30,295,240.24	30,500,000.00	-204,759.76
369-00	LT N/P - OZ Mortgage	1,888,404.00	1,888,404.00	0.00
<b>Total Notes Payable</b>		<b>59,550,921.07</b>	<b>58,822,925.14</b>	<b>727,995.93</b>
<b>Accounts Payable Trade</b>				
311-00	A/P Trade	-94.93	313,551.71	-313,646.64
311-99	Work Order Suspense	-1,191.91	-396.95	-794.96
316-00	A/P - Suspense	-10,007.84	254,161.11	-264,168.95
316-01	A/P - CB	96,021.06	24,524.20	71,496.86
<b>Total Accounts Payable Trade</b>		<b>84,726.38</b>	<b>591,840.07</b>	<b>-507,113.69</b>
<b>Prepaid Expenses</b>				
313-00	Prepaid Rent	378,134.02	0.00	378,134.02
<b>Total Prepaid Expenses</b>		<b>378,134.02</b>	<b>0.00</b>	<b>378,134.02</b>
<b>Accrued Expenses</b>				
331-00	Accrued Payroll	0.00	10,699.46	-10,699.46
333-01	Accrued Interest - Mortgage	199,359.00	199,359.00	0.00
335-00	Accrued Property Tax	1,118,531.23	490,500.50	628,030.73
336-02	Accrued Tax Prep Fees	15,003.00	20,004.00	-5,001.00
339-02	Accrued Other	62,314.94	0.00	62,314.94
<b>Total Accrued Expenses</b>		<b>1,395,208.17</b>	<b>720,562.96</b>	<b>674,645.21</b>



CB Downtown Industrial, LLC (cbdi)

**Balance Sheet (With Period Change)**

Period = Jan 2022-Sep 2022

Book = Accrual ; Tree = cbdi\_bs

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
<b>Deferred Liabilities</b>				
320-00	Deferred Rent	98,000.70	0.00	98,000.70
<b>Total Deferred Liabilities</b>		<b>98,000.70</b>	<b>0.00</b>	<b>98,000.70</b>
<b>Deposits on Hand</b>				
314-00	Security Deposits	609,880.89	508,607.89	101,273.00
<b>Total Deposits on Hand</b>		<b>609,880.89</b>	<b>508,607.89</b>	<b>101,273.00</b>
<b>Total Liabilities</b>		<b>62,116,871.23</b>	<b>60,643,936.06</b>	<b>1,472,935.17</b>
<b>Equity</b>				
435-00	Partners' Contributions	8,054,950.41	8,054,950.41	0.00
451-00	Retained Earnings - Prior	272,028.23	-280,667.84	552,696.07
451-01	Retained Earnings - Adjust	-469,499.82	0.00	-469,499.82
451-99	Net Income/Loss	837,526.17	552,696.07	284,830.10
461-00	Distributions	-7,107,727.84	-5,607,727.84	-1,500,000.00
<b>Total Equity</b>		<b>1,587,277.15</b>	<b>2,719,250.80</b>	<b>-1,131,973.65</b>
<b>Total Liabilities &amp; Equity</b>		<b>63,704,148.38</b>	<b>63,363,186.86</b>	<b>340,961.52</b>

**CB Downtown Industrial, LLC**  
**Statement of Cash Flows**  
**For the Nine Months Ended September 30, 2022**

	<u>August 31,</u> <u>2022</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>	
Net Income (loss).....	\$ 837,526
Depreciation.....	1,325,595
Amortization.....	193,427
Funds from operations.....	<u>2,356,548</u>
<b>Change in operating assets and liabilities:</b>	
Accounts receivable .....	227,162
Prepaid expenses.....	418,233
Accounts payable.....	(507,114)
Accrued expenses .....	674,645
Unearned rents and deposits.....	107,908
Other assets.....	5,480
<b>Net Cash Provided (Used) By Operating Activities.....</b>	<b><u>3,282,862</u></b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>	
Borrowings on long-term obligations.....	-
Increase Mortgage Payable.....	1,346,089
Note payable - refinanced.....	-
Principal payments on long-term obligations.....	(618,093)
<b>Net Cash Provided (Used) By Financing Activities.....</b>	<b><u>727,996</u></b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>	
Work in Process.....	(1,484,134)
Purchase of Land.....	-
Equipment .....	-
<b>Net Cash Provided (Used) By Investing Activities.....</b>	<b><u>(1,484,134)</u></b>
<b>CASH FLOW (DEFICIT) GENERATED.....</b>	<b>2,526,724</b>
Contributions.....	-
Distributions.....	(1,500,000)
	<u>(1,500,000)</u>
<b>CASH, BEGINNING OF PERIOD.....</b>	<b>3,706,316</b>
<b>CASH, END OF PERIOD.....</b>	<b><u>\$ 4,733,040</u></b>
<b>Unrestricted Cash</b>	<b>2,287,300</b>
<b>Security Deposits</b>	<b>609,993</b>
<b>Construction Escrow</b>	<b>300,000</b>
<b>Reserve for Replacement</b>	<b>207,216</b>
<b>Reserve for Insurance</b>	<b>210,000</b>
<b>Reserve for Real Estate Tax</b>	<b>1,118,531</b>
<b>Total Cash</b>	<b><u>4,733,040</u></b>



# Company Summary

October 03, 2022 07:05 AM CST  
As of: Sep 30, 2022  
Smart Storage

Created by: Susan Hutchison  
Company: Smart Storage  
3101 Mercier, Suite 407 Kansas City MO 64111

## Deposits By Payment Type

	Last Month	Last YTD	MTD	YTD
Bank Draft	52,664.36	0.00	58,066.64	320,051.82
Check	22,119.19	0.00	35,825.33	217,506.34
Credit Card	53,959.01	0.00	60,541.32	284,685.27
Money Order	364.00	0.00	1,283.00	5,011.50
<b>Total</b>	<b>129,106.56</b>	<b>0.00</b>	<b>155,716.29</b>	<b>827,254.93</b>

## Unpaid Charges

Days Late	Accounts	Rent	Fees	Other
0-30	6	833.00	140.00	40.00
31-60	0	135.00	20.00	10.00
61-90	1	135.00	10.00	0.00
91+	0	0.00	0.00	0.00
<b>Total</b>	<b>1,323.00</b>	<b>7</b>	<b>1,103.00</b>	<b>170.00</b>

## Deposits By GL Account

	Last Month	Last YTD	MTD	YTD
Admin Fees	290.00	0.00	240.00	1,190.00
Late and NSF Fees	275.00	0.00	541.40	2,036.40
Parking	19,344.30	0.00	20,336.46	118,435.39
Rental Income	104,336.26	0.00	128,248.43	659,137.14
Rental Insurance	2,590.00	0.00	2,758.00	8,508.00
Security Deposits	10.00	0.00	0.00	24,382.50
Unapplied Payments	1,371.00	0.00	427.00	1,747.50
Uncategorized Payments	0.00	0.00	0.00	0.00
Voided Payments	890.00	0.00	3,165.00	11,818.00
<b>Total</b>	<b>129,106.56</b>	<b>0.00</b>	<b>155,716.29</b>	<b>827,254.93</b>

## Counts

	Last Month	Last YTD	MTD	YTD
Move Ins	29		25	654
Move Outs	25		18	118
Transfers	11		4	21

	Number
Occupied	536
Vacant	67
<b>Total Units</b>	<b>603</b>

Room Occupancy %	88.89%
NCC Occupancy %	100.00%
CC Occupancy %	89.00%

## Unit Statistics By Status

	Occ	Vac	Actual	Vac Street	Occ SqFt	Vac SqFt
Auction	1	0	135.00	0.00	100	0
Needs Cleaning	0	1	0.00	239.00	0	180
Normal	535	66	132,703.74	10,120.00	142388	7365
<b>Total</b>	<b>536</b>	<b>67</b>	<b>132,838.74</b>	<b>10,359.00</b>	<b>142488</b>	<b>7545</b>

Occupied Footage	142488
Vacant Footage	7545
<b>Total Footage</b>	<b>150033</b>
Footage Occupancy %	94.97%
Has Email	510
Auto Credit Card	210
Auto Bank Draft	185

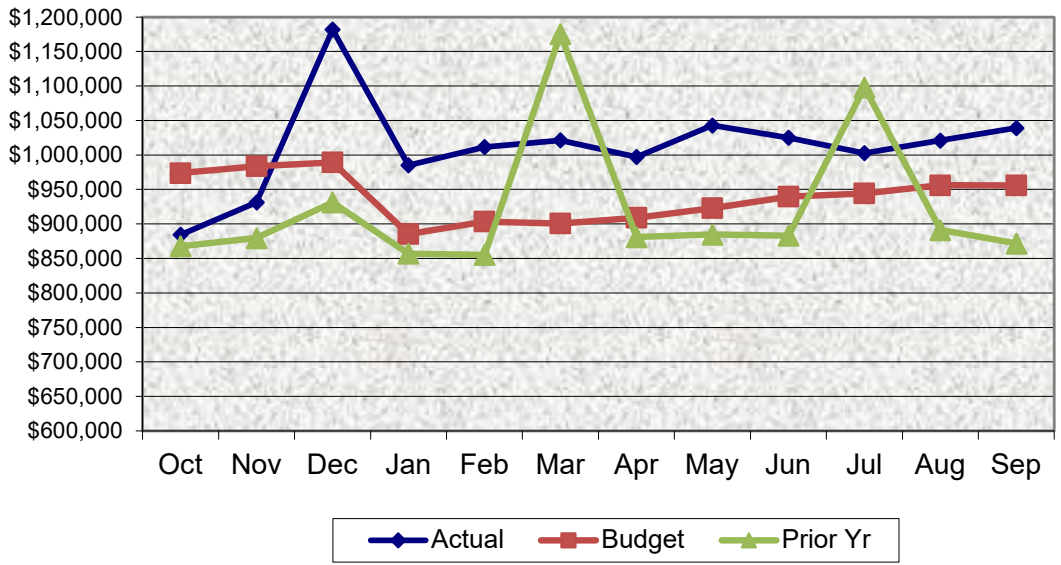
## Credit Reasons

Reason	Last Month	Last YTD	MTD	YTD
Auction/Bad Debt			755.40	4,243.92
Cancelled Service (i.e. Move out)	1,248.66		1,183.88	2,906.67
Customer Relations			371.00	1,056.75
Discounts (Move-In, Referral, and Ongoing)	3,469.55		1,723.50	7,077.55
Removed Insurance	70.00		20.00	530.00
Transfer Credit	389.18		767.14	3,675.99
Waived Late Fees	150.00		425.00	1,495.00
Waived Rent/Other	2,289.97		538.00	4,342.21
<b>Total</b>	<b>7,617.36</b>	<b>0.00</b>	<b>5,783.92</b>	<b>25,328.09</b>

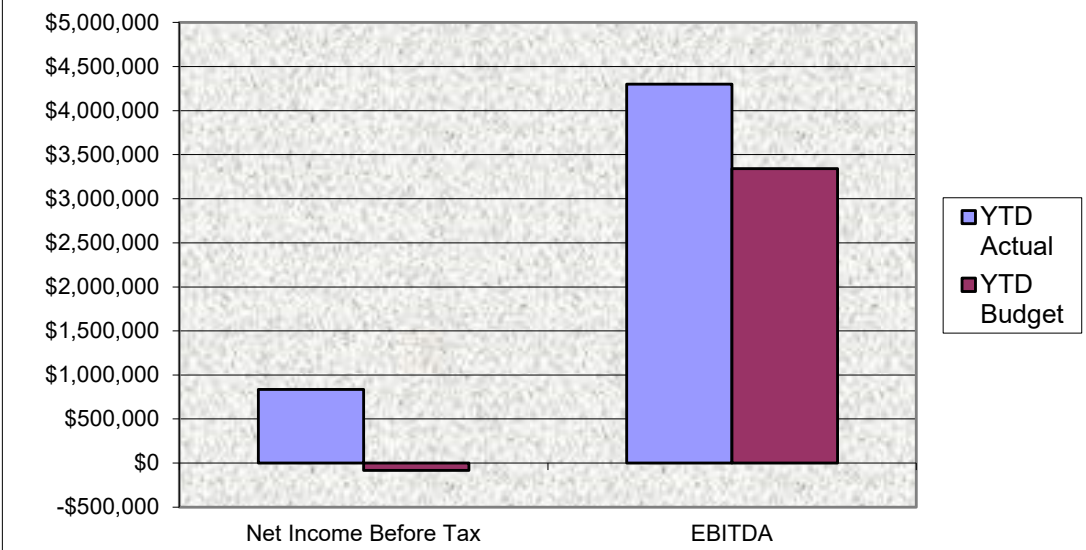
## General Totals

	Amount
Actual Rate	132,838.74
Discount Projection	0.00
MTD Discounts Given	1,603.50
Expected Income (Actual - Proj. Discount)	132,838.74
Economic Occupancy %	82.00
Occupied Street Rate	151,360.00
Vacant Street Rate	10,359.00
Total Street Rate (Gross Potential)	161,719.00
Vacant Street + Actual Rate	143,197.74
Unapplied Payments	1,747.50
Pre-Paid RENT (Excluding Credits)	42,503.74
Pre-Paid OTHER (Excluding Credits)	318.00

### Operating Revenues For 12 Last Months YTD September, 2022

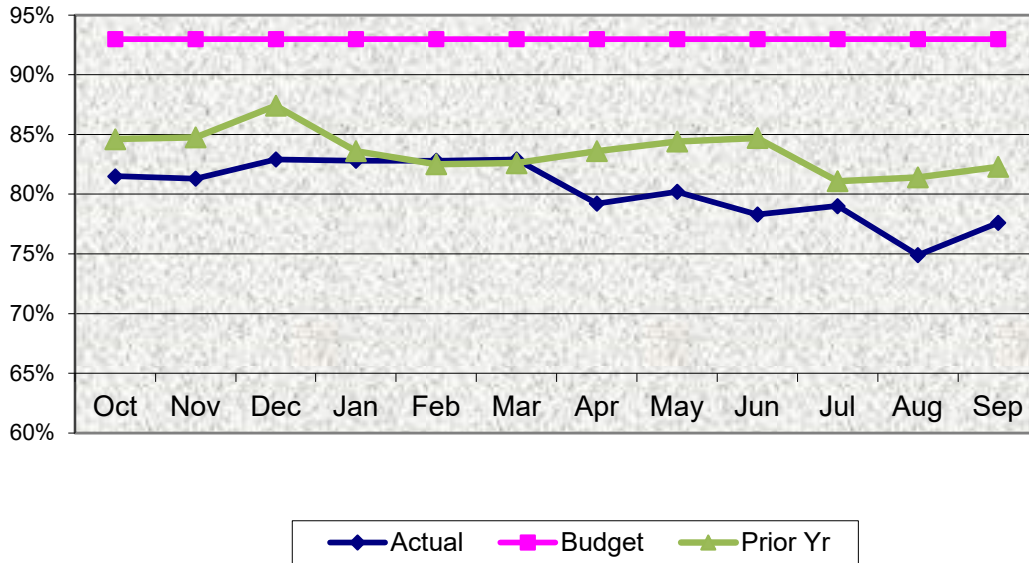


### NIBT and EBITDA YTD September 30, 2022



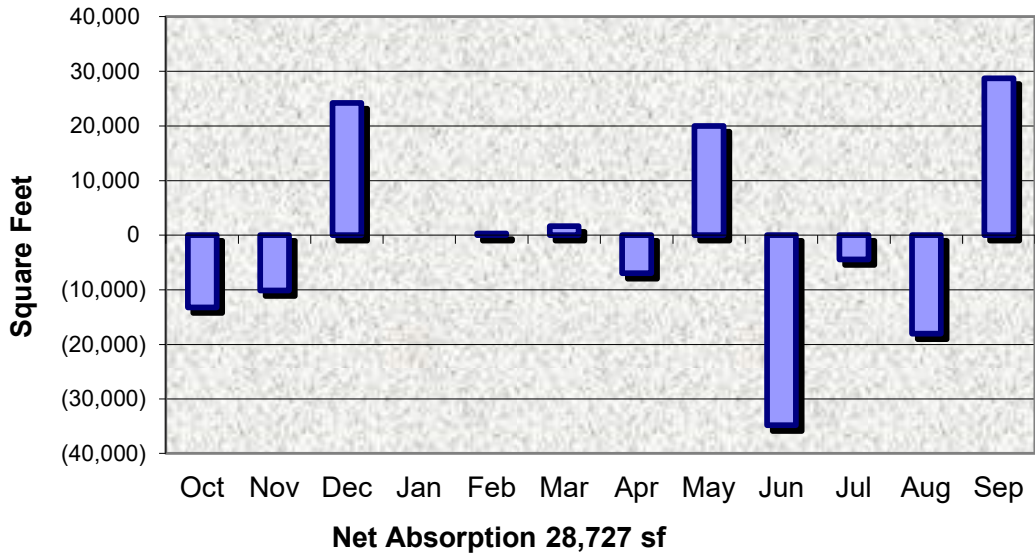
### Occupancy % For Last 12 Months

YTD September 30, 2022

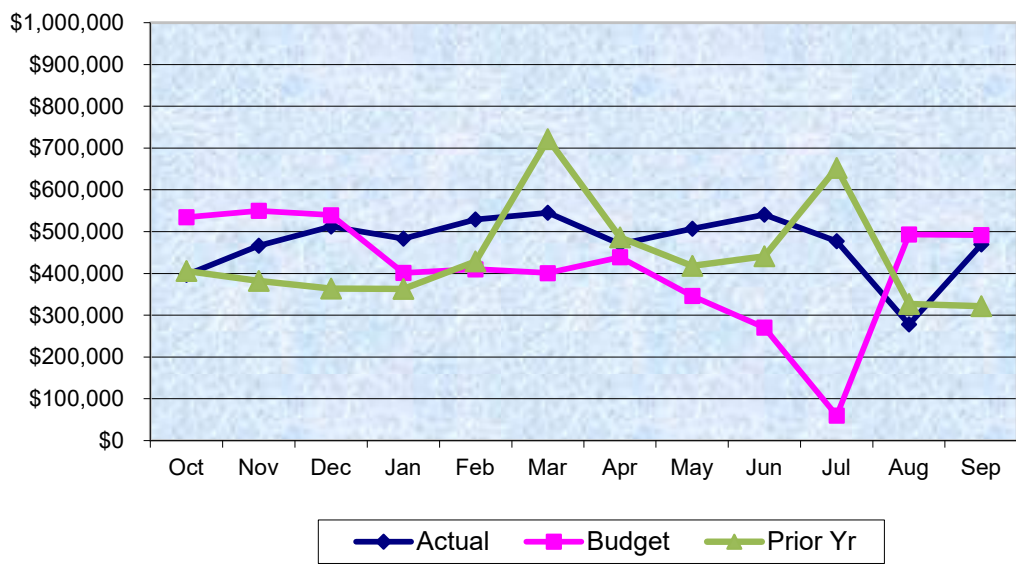


### Net Absorption SF For Last 12 Months

YTD September 30, 2022



### Monthly EBITDA For Last 12 Months YTD September 30, 2022



**CB DOWNTOWN INDUSTRIAL  
RECAP OF MORTGAGES AND INTEREST**

**MAIN MORTGAGE #8239139 #82391391 and OZ MORTGAGE #8254179**

**MONTHLY DATA**

**Balances as of September 15, 2022**

Loan	Mortgage Balances	Interest Rate	Swap Interest Rate	Total Interest Rate	Interest Amount	Swap Interest Amount	Total Amount	Net Interest Rate
Fixed - Swapped Loan #82391391	\$ 30,346,430.18	4.99100%	0.09900%	5.09000%	\$ 130,423.06	\$ 2,587.03	\$ 133,010.09	5.09000%
Floating - Non-Swapped Loan #9239139	26,566,481.06	4.59900%	0.00000%	4.59900%	114,177.57	-	114,177.57	4.99100%
Fixed - Loan #8254179	<u>1,888,404.00</u>	4.00000%	0.00000%	4.00000%	<u>6,504.50</u>	-	<u>6,504.50</u>	4.00000%
<b>Total</b>	<b><u>\$ 58,801,315.24</u></b>				<b><u>\$ 251,105.13</u></b>	<b><u>\$ 2,587.03</u></b>	<b><u>\$ 253,692.16</u></b>	<b><u>5.01027%</u></b>

**YEAR TO DATE DATA**

Loan	Mortgage Balances	Interest Rate	Swap Interest Rate	Total Interest Rate	Interest Amount	Swap Interest Amount	Total Amount	Net Interest Rate
Fixed - Swapped Loan #82391391	\$ 30,346,430.18				\$ 808,425.12	\$ 371,284.43	\$ 1,179,709.55	5.08906%
Floating - Non-Swapped Loan #9239139	26,566,481.06				706,142.03	-	706,142.03	3.47959%
Fixed - Loan #8254179	<u>1,888,404.00</u>				<u>57,491.41</u>	-	<u>57,491.41</u>	3.98545%
<b>Total</b>	<b><u>\$ 58,801,315.24</u></b>				<b><u>\$ 1,572,058.56</u></b>	<b><u>\$ 371,284.43</u></b>	<b><u>\$ 1,943,342.99</u></b>	<b><u>4.32646%</u></b>

**MAIN MORTGAGE #8239139 #82391391 - ACTUAL and BUDGET**

<b>ACTUAL</b>		<b>Current Year Draws</b>	
Loan Capacity	\$ 61,500,000	Draw #10 funding 2/23	212,599.73
Current Loan Balance	<u>56,912,911</u>	Draw #11 funding 6/24	229,360.18
Remaining to be Borrowed	<u>\$ 4,587,089</u>	Draw #12 funding 6/24	904,129.10
<b>BUDGET</b>			
Remaining to be Borrowed	\$ 4,587,089		
Projected Borrowings this Year	<u>(3,058,944)</u>		
Remaining to be Borrowed at Year-End	<u>\$ 1,528,145</u>		