

Comparative Income Statement - Summary
AC City Center Lenexa

Accrual

Entities Include: ('263000','263100')

Format IS_MC_SUMV3	----- Current Period -----		----- Year-To-Date -----			----- Annual -----		
	Actual		Actual		Actual	Revised	Original	Actual
	Dec 2022	Variance	Dec 2022	Variance	Prior Year	Budget	Budget	Prior Year
INCOME								
Minimum Rent	39,624	0	393,179	(6,748)	85,925	399,926	399,926	85,925
CAM / Operating Costs	22,306	18,598	63,083	18,598	62,629	44,485	44,485	62,629
Real Estate Taxes	30,935	24,494	101,786	24,494	51,337	77,292	77,292	51,337
Direct Tenant	0	(750)	8,742	(258)	6,482	9,000	9,000	6,482
Miscellaneous	1,900	(2,600)	67,006	(6,994)	79,976	74,000	74,000	79,976
TOTAL INCOME	94,765	39,743	633,796	29,093	286,350	604,703	604,703	286,350
EXPENSE								
CAM / Operating Costs	7,080	453	84,709	(12,167)	89,508	72,542	72,542	89,508
Real Estate Taxes	9,511	0	114,134	0	73,350	114,134	114,134	73,350
Direct Tenant	482	268	7,666	1,334	6,950	9,000	9,000	6,950
General & Administrative	68	6,199	12,535	17,379	51,076	29,914	29,914	51,076
Management Fees	1,714	72	19,701	(914)	6,774	18,787	18,787	6,774
TOTAL EXPENSE	18,855	6,992	238,744	5,632	227,657	244,376	244,376	227,657
NET OPERATING INCOME	75,910	46,735	395,051	34,725	58,693	360,327	360,327	58,693
Interest Expense, Net	(13,503)	6,236	(175,811)	38,568	(197,062)	(214,379)	(214,379)	(197,062)
Depreciation & Amortization	(10,694)	(1,578)	(128,332)	(18,936)	(131,062)	(109,396)	(109,396)	(131,062)
Prior Year Adjustments	0	0	2,278	2,278	(5,692)	0	0	(5,692)
NET INCOME	51,713	51,393	93,186	56,634	(275,123)	36,552	36,552	(275,123)

Comparative Balance Sheet
AC City Center Lenexa

Accrual

Dec 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)	(742,172)	(645,015)
	5,343,382	5,440,539
Work in Process	940,504	379,503
Land Held for Development	0	0
Land Held for Sale	0	0
Development Studies	0	0
Cash & Cash Equivalents		
Unrestricted	114,732	553,900
Restricted	88,200	67,698
	202,932	621,598
Restricted Escrows	0	0
Receivables		
Accounts Receivable, trade	1,619	(2,535)
less Allowance for Losses	0	0
	1,619	(2,535)
Other Receivables	1,280,454	1,298,424
	1,282,073	1,295,889
Investments	0	0
Mortgage / Notes Receivable	0	0
Advances to/from Affiliates	(1,448)	(454)
Loan Costs, Lease Commissions & Other Intangibles	215,473	215,473
(Less: Accumulated Amortization)	(79,597)	(51,150)
	135,876	164,323
Other Assets	(27,729)	(21,250)
	(27,729)	(21,250)
TOTAL ASSETS	7,875,590	7,880,148

Comparative Balance Sheet
AC City Center Lenexa

Accrual

Dec 2022

Dec 2021

LIABILITIES

Notes Payable

First Mortgage Payable	4,372,618	4,480,000
Second Mortgage Payable	0	0
Other Notes Payable	0	0
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	4,372,618	4,480,000

Capital Lease Obligation	0	0
Accounts Payable, Trade	497	0
Accrued Interest Payable	13,932	16,500
Accrued Real Estate Taxes	88,200	67,698
Accrued Expenses	14,832	1,823
Deferred Liabilities	1,274,591	1,305,583
Tenant / Customer Deposits	12,652	0
Other Liabilities	0	0
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TOTAL LIABILITIES	5,777,321	5,871,603
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EQUITY

Equity, Beginning of Year	2,005,083	2,283,667
Current Year Earnings	93,186	(275,123)
Current Year Distributions	0	0
Current Year Contributions	0	0
Equity, Tax Basis Adjustments	0	0
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TOTAL EQUITY	2,098,269	2,008,544
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TOTAL LIABILITIES & PARTNER'S EQUITY	<hr/> <hr/>	<hr/> <hr/>
	7,875,590	7,880,148

STATEMENT OF CHANGES IN CASH BALANCE
AC City Center Lenexa

12/31/2022

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

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income	51,713	320	51,393	93,186	36,552	56,634	(275,123)	36,552	36,552	(275,123)
Adjustments to reconcile net income to net cash provided by operating activities										
Depreciation	8,096	8,096	0	97,157	97,154	3	103,268	97,154	97,154	103,268
Amortization	2,598	1,020	1,578	28,447	12,242	16,206	34,388	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	1,329	0	1,329	(4,205)	(13,768)	9,563	(1,672)	(13,768)	(13,768)	(1,672)
Other Receivables	(18,598)	0	(18,598)	18,021	34,172	(16,151)	(1,307,093)	34,172	34,172	(1,307,093)
Advances to Affiliates	(1,404)	0	(1,404)	993	0	993	(3,386)	0	0	(3,386)
Other Assets	1,628	1,940	(312)	6,479	(203)	6,682	23,972	(203)	(203)	23,972
Increase (Decrease) in operating liabilities										
Accounts Payable, Trade	(951)	0	(951)	497	0	497	(8,030)	0	0	(8,030)
Accrued Interest	0	1,608	(1,608)	(2,568)	1,608	(4,176)	16,500	1,608	1,608	16,500
Accrued Expenses	(85,073)	(73,572)	(11,500)	33,511	20,589	12,922	18,751	20,589	20,589	18,751
Deferred Revenue	(27,136)	0	(27,136)	(23,271)	(19,890)	(3,381)	1,289,923	(19,890)	(19,890)	1,289,923
Tenant/Customer Deposits	0	0	0	12,652	0	12,652	0	0	0	0
Net Cash Provided (Used) By Operating Activities	(67,797)	(60,589)	(7,208)	260,900	168,456	92,444	(108,502)	168,456	168,456	(108,502)

CASH FLOWS FROM INVESTING ACTIVITIES

Tenant Improvements	0	0	0	(379,400)	(334,650)	(44,750)	0	(334,650)	(334,650)	0
Commissions	(1,025)	0	(1,025)	(2,027)	(3,815)	1,788	47,541	(3,815)	(3,815)	47,541
Other Capital	(17,703)	(5,203)	(12,500)	(135,645)	(62,440)	(73,205)	(57,658)	(62,440)	(62,440)	(57,658)
Accrued Capital Projects	0	0	0	0	0	0	0	0	0	0
Deferred Commissions	0	0	0	(7,721)	(58,050)	50,329	(50,329)	(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	0	0	0	(43,929)	0	(43,929)	0	0	0	0
Other Intangibles	0	0	0	0	0	0	31,686	0	0	31,686

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

STATEMENT OF CHANGES IN CASH BALANCE
AC City Center Lenexa

12/31/2022

	----- Current Period -----			----- Year-To-Date -----			----- Annual -----			
	Actual Dec 2022	Budget	Variance	Actual Dec 2022	Budget	Variance	Actual Dec 2021	Revised Budget	Original Budget	Dec 2021 Actual
Gain (Loss) on Sale of Assets	0	0	0	0	0	0	0	0	0	0
Net Cash Provided (Used) By Investing Activities	(18,728)	(5,203)	(13,525)	(568,722)	(458,955)	(109,767)	(28,761)	(458,955)	(458,955)	(28,761)
CASH FLOWS FROM FINANCING ACTIVITIES										
Increase (Decrease) in Mortgage Notes Payable	(9,546)	(7,886)	(1,660)	(107,382)	302,350	(409,732)	653,415	302,350	302,350	653,415
Net Cash Provided (Used) By Financing Activities	(9,546)	(7,886)	(1,660)	(107,382)	302,350	(409,732)	653,415	302,350	302,350	653,415
CASH FLOW (DEFICIT) GENERATED FOR THE PERIOD	(96,071)	(73,678)	(22,393)	(415,204)	11,851	(427,056)	516,152	11,851	11,851	516,152
Distributions to Partners	0	0	0	0	(50,000)	50,000	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	(50,000)	50,000	0	(50,000)	(50,000)	0
NET INCREASE (DECREASE) IN CASH & EQUIVALENTS	(96,071)	(73,678)	(22,393)	(415,204)	(38,149)	(377,056)	516,152	(38,149)	(38,149)	516,152
CASH & CASH EQUIVALENTS, BEGINNING OF PERIOD	299,003	234,624	64,378	621,598	199,095	422,503	105,446	199,095	199,095	105,446
CASH & CASH EQUIVALENTS, END OF PERIOD	202,932	160,946	41,986	206,393	160,946	45,447	621,598	160,946	160,946	621,598
Summary:										
Restricted Cash & Cash Equivalents	88,200	88,287	(87)	88,200	88,287	(87)	67,698	88,287	88,287	67,698
Unrestricted Cash & Cash Equivalents	114,732	72,659	42,073	114,732	72,659	42,073	553,900	72,659	72,659	553,900
Total Restricted & Unrestricted Cash	202,932	160,946	41,986	202,932	160,946	41,986	621,598	160,946	160,946	621,598

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

Comparative Income Statement - Detail
AC City Center Lenexa

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual	
	Dec 2022	Dec 2022		Dec 2022	Dec 2022		Prior Year	Budget	Budget	Prior Year	
INCOME											
MINIMUM RENT											
Minimum Rent	MC40111000	39,624	39,624	0	424,877	431,624	(6,748)	318,377	431,624	431,624	318,377
Rent Abatement-Billed	MC40115005	0	0	0	(31,698)	(31,698)	0	(232,452)	(31,698)	(31,698)	(232,452)
TOTAL MINIMUM RENT		39,624	39,624	0	393,179	399,926	(6,748)	85,925	399,926	399,926	85,925
CAM / OPERATING COSTS											
CAM/Op Costs-Billed	MC40211005	3,707	3,707	0	44,485	44,485	0	50,607	44,485	44,485	50,607
CAM/Op Costs-Accrued	MC40211010	18,598	0	18,598	18,598	0	18,598	12,023	0	0	12,023
TOTAL CAM / OPERATING COSTS		22,306	3,707	18,598	63,083	44,485	18,598	62,629	44,485	44,485	62,629
REAL ESTATE TAXES											
Real Estate Tax-Billed	MC40231005	30,935	6,441	24,494	101,786	77,292	24,494	51,337	77,292	77,292	51,337
TOTAL REAL ESTATE TAXES		30,935	6,441	24,494	101,786	77,292	24,494	51,337	77,292	77,292	51,337
DIRECT TENANT											
Direct Tenant-Space Work	MC40311255	0	0	0	5,742	0	5,742	2,638	0	0	2,638
Direct Tenant-Utilities	MC40311260	0	750	(750)	3,000	9,000	(6,000)	3,845	9,000	9,000	3,845
TOTAL DIRECT TENANT		0	750	(750)	8,742	9,000	(258)	6,482	9,000	9,000	6,482
MISCELLANEOUS											
Extra Cleaning	MC40314000	500	500	0	6,000	6,000	0	6,000	6,000	6,000	6,000
Miscellaneous	MC40319000	1,400	4,000	(2,600)	36,285	48,000	(11,715)	55,559	48,000	48,000	55,559
TIF Reimbursements	MC40319005	0	0	0	24,720	20,000	4,720	18,417	20,000	20,000	18,417
TOTAL MISCELLANEOUS		1,900	4,500	(2,600)	67,006	74,000	(6,994)	79,976	74,000	74,000	79,976

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

Comparative Income Statement - Detail
AC City Center Lenexa

Accrual

Account #	Current Period			Year-To-Date			Annual			
	Actual Dec 2022	Budget Dec 2022	Variance	Actual Dec 2022	Budget Dec 2022	Variance	Actual Prior Year	Revised Budget	Original Budget	Actual Prior Year
TOTAL INCOME	94,765	55,022	39,743	633,796	604,703	29,093	286,350	604,703	604,703	286,350
EXPENSES										
CAM / OPERATING COSTS										
GENERAL BUILDING										
Wages	728	750	22	8,742	9,825	1,083	26,913	9,825	9,825	26,913
Supplies	0	20	20	1,247	240	(1,007)	233	240	240	233
Uniforms	0	5	5	7	60	53	8	60	60	8
Repairs & Maintenance	0	0	0	410	0	(410)	0	0	0	0
Small Tools and Equipment	0	5	5	22	60	38	50	60	60	50
Vehicle Expense	0	15	15	204	180	(24)	231	180	180	231
Communication Expense	0	5	5	0	60	60	24	60	60	24
Telephone	0	0	0	16	0	(16)	0	0	0	0
Fire Prevention	0	20	20	1,321	1,080	(241)	945	1,080	1,080	945
Meals & Entertainment	0	4	4	0	48	48	75	48	48	75
Licenses, Fees & Permits	0	0	0	14	310	296	60	310	310	60
Seminars & Continuing Ed	0	10	10	0	120	120	0	120	120	0
Postage & Delivery	0	0	0	35	0	(35)	0	0	0	0
Signs & Directories	490	0	(490)	4,346	0	(4,346)	0	0	0	0
Keys & Locks	0	20	20	16	240	224	64	240	240	64
Insurance	801	473	(328)	6,457	5,474	(984)	4,074	5,474	5,474	4,074
TOTAL GENERAL BUILDING	2,019	1,327	(692)	22,837	17,697	(5,140)	32,677	17,697	17,697	32,677
JANITORIAL										
Window Washing	0	0	0	0	1,000	1,000	498	1,000	1,000	498
Trash	980	525	(455)	7,363	6,000	(1,363)	4,394	6,000	6,000	4,394
TOTAL JANITORIAL	980	525	(455)	7,363	7,000	(363)	4,892	7,000	7,000	4,892

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

Comparative Income Statement - Detail
AC City Center Lenexa

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual	
	Dec 2022	Dec 2022		Dec 2022	Dec 2022		Prior Year	Budget	Budget	Prior Year	
EXTERIOR MAINTENANCE											
Contract Services	MC50214050	125	0	(125)	8,656	6,350	(2,306)	8,132	6,350	6,350	8,132
Snow Removal	MC50214060	1,448	2,900	1,453	7,445	10,500	3,055	6,150	10,500	10,500	6,150
Exterior Supplies	MC50214065	0	10	10	340	120	(220)	1,546	120	120	1,546
Repairs & Maintenance	MC50214085	56	150	94	56	1,800	1,744	2,156	1,800	1,800	2,156
Sprinkler System	MC50214120	0	0	0	835	0	(835)	80	0	0	80
Window Washing	MC50214145	0	0	0	300	0	(300)	0	0	0	0
Electricity	MC50214160	891	950	59	7,037	7,600	563	9,920	7,600	7,600	9,920
Easement Expenses	MC50214205	827	1,467	640	21,492	17,600	(3,892)	17,911	17,600	17,600	17,911
TOTAL EXTERIOR MAINTENANCE		3,347	5,477	2,130	46,161	43,970	(2,191)	45,896	43,970	43,970	45,896
UTILITIES											
HVAC Supplies	MC50215065	0	0	0	270	0	(270)	0	0	0	0
HVAC Repairs	MC50215085	0	100	100	598	1,200	603	2,006	1,200	1,200	2,006
Gas	MC50215175	373	0	(373)	2,321	0	(2,321)	1,048	0	0	1,048
Water	MC50215180	361	40	(321)	5,590	1,785	(3,805)	1,675	1,785	1,785	1,675
TOTAL UTILITIES		734	140	(594)	8,778	2,985	(5,793)	4,729	2,985	2,985	4,729
PLUMBING											
Supplies	MC50216065	0	10	10	29	120	91	65	120	120	65
Repairs & Maintenance	MC50216085	0	0	0	465	120	(345)	922	120	120	922
TOTAL PLUMBING		0	10	10	493	240	(253)	987	240	240	987
ELECTRICAL											
Repairs & Maintenance	MC50217085	0	54	54	0	650	650	327	650	650	327
TOTAL ELECTRICAL		0	54	54	0	650	650	327	650	650	327

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

Comparative Income Statement - Detail
AC City Center Lenexa

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual	
	Dec 2022	Dec 2022		Dec 2022	Dec 2022		Prior Year	Budget	Budget	Prior Year	
ELEVATOR / ESCALATOR											
Contract Services	MC50218050	0	0	0	(923)	0	923	0	0	0	0
TOTAL ELEVATOR / ESCALATOR		0	0	0	(923)	0	923	0	0	0	0
TOTAL CAM / OPERATING COSTS											
		7,080	7,533	453	84,709	72,542	(12,167)	89,508	72,542	72,542	89,508
REAL ESTATE TAXES											
Real Estate Taxes	MC50231300	9,511	9,511	0	114,134	114,134	0	73,350	114,134	114,134	73,350
TOTAL REAL ESTATE TAXES		9,511	9,511	0	114,134	114,134	0	73,350	114,134	114,134	73,350
DIRECT TENANT											
Contract Services	MC50311050	482	450	(32)	6,503	5,400	(1,103)	462	5,400	5,400	462
Repairs & Maintenance	MC50311085	0	100	100	644	1,200	556	4,978	1,200	1,200	4,978
Gas	MC50311175	0	0	0	0	0	0	1,073	0	0	1,073
Water	MC50311180	0	200	200	519	2,400	1,881	438	2,400	2,400	438
TOTAL DIRECT TENANT		482	750	268	7,666	9,000	1,334	6,950	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	15	17	2	84	204	120	182	204	204	182
Advertising & Promotion	MC50411150	0	6,250	6,250	0	25,000	25,000	0	25,000	25,000	0
Legal	MC50411170	0	0	0	6,987	0	(6,987)	15,339	0	0	15,339
Accounting & Auditing	MC50411185	0	0	0	4,051	4,600	549	4,400	4,600	4,600	4,400
Bond Agent Fee	MC50411195	0	0	0	0	0	0	30,810	0	0	30,810

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

Comparative Income Statement - Detail
AC City Center Lenexa

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual	
	Dec 2022	Dec 2022		Dec 2022	Dec 2022		Prior Year	Budget	Budget	Prior Year	
Travel & Airfare	MC50411225	7	0	(7)	80	0	(80)	44	0	0	44
Licenses, Fees & Permits	MC50411235	0	0	0	124	110	(14)	92	110	110	92
Postage & Delivery	MC50411245	0	0	0	36	0	(36)	0	0	0	0
Civic Fees and Meals	MC50411253	0	0	0	123	0	(123)	209	0	0	209
Professional Services	MC50411270	0	0	0	1,000	0	(1,000)	0	0	0	0
Miscellaneous	MC50411275	0	0	0	4	0	(4)	0	0	0	0
Meals-Travel	MC50411335	47	0	(47)	47	0	(47)	0	0	0	0
TOTAL GENERAL AND ADMINISTRATIVE		68	6,267	6,199	12,535	29,914	17,379	51,076	29,914	29,914	51,076
MANAGEMENT FEES											
Management Fees	MC50451310	1,714	1,786	72	19,701	18,787	(914)	6,774	18,787	18,787	6,774
TOTAL MANAGEMENT FEES		1,714	1,786	72	19,701	18,787	(914)	6,774	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		18,855	25,847	6,992	238,744	244,376	5,632	227,657	244,376	244,376	227,657

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

Comparative Income Statement - Detail
AC City Center Lenexa

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual	
	Dec 2022	Dec 2022		Dec 2022	Dec 2022		Prior Year	Budget	Budget	Prior Year	
NET OPERATING INCOME	75,910	29,175	46,735	395,051	360,327	34,725	58,693	360,327	360,327	58,693	
INTEREST EXPENSE, NET											
Interest-First Mortgage	MC60110000	(13,512)	(19,747)	6,235	(175,910)	(214,475)	38,565	(197,160)	(214,475)	(214,475)	(197,160)
Interest-Bank	MC60210000	8	8	0	99	96	3	99	96	96	99
TOTAL INTEREST EXPENSE, NET		(13,503)	(19,739)	6,236	(175,811)	(214,379)	38,568	(197,062)	(214,379)	(214,379)	(197,062)
DEPRECIATION AND AMORTIZATION											
Depreciation	MC61100000	(8,096)	(8,096)	0	(97,154)	(97,154)	0	(97,154)	(97,154)	(97,154)	(97,154)
Amortization	MC61200000	(2,598)	(1,020)	(1,578)	(31,178)	(12,242)	(18,936)	(33,908)	(12,242)	(12,242)	(33,908)
TOTAL DEPRECIATION AND AMORTIZATION		(10,694)	(9,116)	(1,578)	(128,332)	(109,396)	(18,936)	(131,062)	(109,396)	(109,396)	(131,062)
PRIOR YEAR ADJUSTMENTS											
CAM/Op Costs-Prior Year	MC40211015	0	0	0	(449)	0	(449)	3	0	0	3
Real Estate Taxes-PY	MC50231998	0	0	0	0	0	0	898	0	0	898
Depreciation - Prior Year	MC61100015	0	0	0	(3)	0	(3)	(6,114)	0	0	(6,114)
Amortization - PY	MC61200015	0	0	0	2,731	0	2,731	(480)	0	0	(480)
TOTAL PRIOR YEAR ADJUSTMENTS		0	0	0	2,278	0	2,278	(5,692)	0	0	(5,692)
NET INCOME		51,713	320	51,393	93,186	36,552	56,634	(275,123)	36,552	36,552	(275,123)

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

Period: 12/22

Building	Lease Suite	Occpname	Amount	Current	30	60	90	120
263000-007102	100	Academy Bank, N.A.	1,219.63	1,174.15	45.48	0.00	0.00	0.00
263000-007143	200	Advent Health Shawnee Mission	173.58	-1,448.87	1,622.45	0.00	0.00	0.00
263000-007317	110	Martin City Pizza & Tap Room	225.78	0.08	225.30	0.08	0.08	0.24
Grand Total:			1,618.99	-274.64	1,893.23	0.08	0.08	0.24

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

In-Line Occupied Suites

263000-100	Academy Bank, N.A.		03/05/20	03/31/30	2,455	85,925.04	35.00	5,702.76	2.32	CAM		01/01/23	9,859.92	4.02	CAM					
						85,925.04		14,089.80					5.74			RET	01/01/23	24,835.80	10.12	RET
								19,792.56									04/01/24	87,643.56	35.70	RNT
																	04/01/25	89,386.56	36.41	RNT
																	04/01/26	91,178.76	37.14	RNT
																	04/01/27	92,995.44	37.88	RNT
																	04/01/28	94,861.20	38.64	RNT
				04/01/29	96,751.56	39.41	RNT													
263000-110	Martin City Pizza & Tap Room		05/01/22	10/31/28	6,073	151,824.96	25.00					05/01/23	157,898.04	26.00	RNT					
						151,824.96										05/01/24	163,971.00	27.00	RNT	
																05/01/25	170,043.96	28.00	RNT	
																05/01/26	176,117.04	29.00	RNT	
																05/01/27	182,190.00	30.00	RNT	
																05/01/28	188,262.96	31.00	RNT	

Total Occupied Suites 44.66% 8,528 237,750.00 19,792.56 0.00

Total Leased: 44.66% 8,528 237,750.00 19,792.56 0.00

Total In-Line 44.66% 8,528 237,750.00 19,792.56 0.00

Office Occupied Suites

263000-200	Advent Health Shawnee Mission		01/01/21	12/31/25	10,566	237,735.00	22.50	38,781.84	3.67	CAM		01/01/23	44,489.40	4.21	CAM					
						237,735.00		63,202.20					5.98			RET	01/01/23	64,904.88	6.14	RET
								101,984.04									01/01/23	243,018.00	23.00	RNT
																	01/01/24	248,301.00	23.50	RNT
																	01/01/25	253,584.00	24.00	RNT

Total Occupied Suites 55.34% 10,566 237,735.00 101,984.04 0.00

Total Leased: 55.34% 10,566 237,735.00 101,984.04 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 Office 55.34% 10,566 237,735.00 101,984.04 0.00

Total AC City Center Lenexa, LLC

Accounting Rent Roll :

Occupied	(3 Units)	100.00%	19,094	475,485.00	24.90	121,776.60	6.38	0.00	0.00
Vacant	(0 Units)	0.00%	0	0.00	0.00				
Total:		100.00%	19,094	475,485.00	24.90	121,776.60	6.38	0.00	0.00

Effective Leasing Status :

Occupied	(3 Units)	100.00%	19,094	475,485.00	24.90	121,776.60	6.38	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:		100.00%	19,094	475,485.00	24.90	121,776.60	6.38	0.00	0.00
Vacant	(0 Units)	0.00%	0	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:		0.00%	0	0.00	0.00				