



# MEMORANDUM

June 22, 2015

TO: HOPKINS COLD STORAGE  
FROM: LASALLE MANAGEMENT GROUP, LTD.  
RE: **MAY 2015 MANAGEMENT REPORT**

Please find below a summary of the financial status of the Hopkins Cold Storage facility. This report is updated monthly and includes year to date numbers.

Item	YTD Actual	YTD Budget	\$ Variance	% Variance
Income	569,107	509,455	59,652	11.71
Operating Exp. & Taxes	548,770	544,243	4,527	0.83
Net Operating Income	20,337	-34,788	55,125	(158.46)

A summary of the monthly financial activity for the property is as follows:

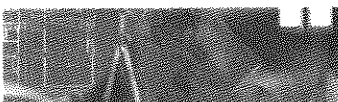
Our income levels are strong, again outperforming the budget. The building's occupancy remains high.

The large operating expense in this month's report (and in its budget) was property taxes.

Demand for cold storage space appears to remain strong and our income levels reflect that. We are looking to fill the remaining unused space in the building.

I have confirmed that there were no unusual property maintenance expenses in the month of May. The only security or tenant issue that came up in the month of May was a driver who, on two occasions, drove his truck on the lawn of the building doing some damage to the lawn. The second time the driver committed the act we got his license plate number. He has entered an agreement to make restitution to the building. All of the May income came from rents and related expenses (CAM).

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Database: CBRE STANDARD  
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Check # Entity	Check Date Reference	Check Pd	Vendor/Alternate Address ID P.O. Number	Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
1892 EJG001	5/6/2015 4/11-4/24/15 bldg engr	05/15	CBTE01 10540105410084E	CBRE TECHNICAL SERVICES LLC 5560-000	TS0091029P	4/24/2015	4/24/2015	1,867.62	0.00	1,867.62
							Check Total:	1,867.62	0.00	1,867.62
1893 EJG001	5/6/2015 4/15/15 plumbing r/m	05/15	CX7077 LARRYGATEMAN	ROM INC 5530-000	37959	4/15/2015	4/15/2015	3,215.00	0.00	3,215.00
							Check Total:	3,215.00	0.00	3,215.00
1894 EJG001	5/6/2015 2015 1st half RE tax	05/15	CZ0883	HENNEPIN COUNTY TREASURER 5910-000	40002-0515	4/30/2015	5/15/2015	149,256.32	0.00	149,256.32
							Check Total:	149,256.32	0.00	149,256.32
1895 EJG001	5/6/2015 4/7-4/8/15 defrost BILLB.	05/15	GARE05	GARTNER REFRIGERATION AND 6295-000	47496	4/21/2015	5/21/2015	2,103.00	0.00	2,103.00
							Check Total:	2,103.00	0.00	2,103.00
1896 EJG001	5/14/2015 4/30/15 install curbs	05/15	ALR003	ALLWEATHER ROOF INC 5510-000	51598	4/30/2015	4/30/2015	889.64	0.00	889.64
							Check Total:	889.64	0.00	889.64
1897 EJG001	5/14/2015 3/24-4/23/15 gas	05/15	CENPO1 9234714-5	CENTERPOINTE ENERGY 5120-000	7145-0415	4/24/2015	5/22/2015	637.55	0.00	637.55
							Check Total:	637.55	0.00	637.55
1898 EJG001	5/14/2015 Carried to 1899	05/15	CIHO02	CITY OF HOPKINS 5130-000	1502-0515	3/9/2015	5/20/2015	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
1899 EJG001	5/14/2015 3/9-4/9/15 water/sewer	05/15	CIHO02 17-015920-02	CITY OF HOPKINS 5130-000	2002-0515	5/5/2015	5/20/2015	6.59	0.00	6.59
							Check Total:	6.59	0.00	6.59
							Check Total:	0.37	0.00	0.37
							Check Total:	1.98	0.00	1.98
							Check Total:	4.12	0.00	4.12
							Check Total:	8.74	0.00	8.74

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EJG001	3/9-4/30/15	water/sewer	42-200275-02	5130-000	7502-0515	5/5/2015	5/20/2015	2,413.21	0.00	2,413.21
EJG001	3/9-4/9/15	water/sewer	17-015915-02	5130-000	1502-0515	3/9/2015	5/20/2015	26.49	0.00	26.49
							Check Total:	2,461.50	0.00	2,461.50
<b>1900</b>	<b>5/14/2015</b>	<b>05/15</b>	<b>DF2694</b>	<b>MAPLESCAPES LLC</b>						
EJG001	4/29/15	landscape r/m		5690-000	41183	4/29/2015	5/27/2015	520.28	0.00	520.28
							Check Total:	520.28	0.00	520.28
<b>1901</b>	<b>5/14/2015</b>	<b>05/15</b>	<b>GARE06</b>	<b>GARTNER REFRIGERATION AND</b>						
EJG001	5/4/15	HVAC P/M cont		5410-000	15292	5/4/2015	5/14/2015	12,858.00	0.00	12,858.00
EJG001	4/2/15	ammonia charge		5420-000	47614	5/4/2015	6/3/2015	8,530.00	0.00	8,530.00
EJG001	4/14/15	repl dock filters		5420-000	47618	5/4/2015	6/3/2015	131.00	0.00	131.00
							Check Total:	21,519.00	0.00	21,519.00
<b>1902</b>	<b>5/14/2015</b>	<b>05/15</b>	<b>MIDE01</b>	<b>MINNESOTA DEPT OF LABOR AND IND</b>						
EJG001	4/29/15	state boiler fee		5850-000	ABR01161421	4/29/2015	4/29/2015	230.00	0.00	230.00
							Check Total:	230.00	0.00	230.00
<b>1903</b>	<b>5/14/2015</b>	<b>05/15</b>	<b>VD121444</b>	<b>XCEL ENERGY</b>						
EJG001	3/26-4/26/15	elec	51-0372606-9	5110-000	6069-0415	4/27/2015	5/22/2015	16.79	0.00	16.79
							Check Total:	16.79	0.00	16.79
<b>1904</b>	<b>5/14/2015</b>	<b>05/15</b>	<b>VD121444</b>	<b>XCEL ENERGY</b>						
EJG001	3/26-4/25/15	elec	51-03729616-1	5110-000	6161-0415	4/27/2015	5/22/2015	207.29	0.00	207.29
							Check Total:	207.29	0.00	207.29
<b>1905</b>	<b>5/14/2015</b>	<b>05/15</b>	<b>VD209118</b>	<b>XCEL ENERGY</b>						
EJG001	3/26-4/26/15	elec	51-0319325-7	5110-000	3257-0415	4/27/2015	5/22/2015	35,079.37	0.00	35,079.37
							Check Total:	35,079.37	0.00	35,079.37
<b>1906</b>	<b>5/14/2015</b>	<b>05/15</b>	<b>VD251283</b>	<b>PARAMOUNT PAINTING INC</b>						
EJG001	4/27/15	exterior prep/pair		5580-000	3329	4/27/2015	4/27/2015	5,065.00	0.00	5,065.00
							Check Total:	5,065.00	0.00	5,065.00

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1907 EJG001	5/21/2015 4/25-5/08/15 bldg engr	05/15	CBTE01 10540105410084	CBRE TECHNICAL SERVICES LLC 5560-000	TS0092112P	5/9/2015	5/9/2015	1,934.32	0.00	1,934.32
							Check Total:	1,934.32	0.00	1,934.32
1908 EJG001	5/21/2015 5/4/15 water treatment	05/15	CV6693	METRO WATER CONDITIONING INC 5420-000	85376	5/4/2015	6/3/2015	1,211.30	0.00	1,211.30
							Check Total:	1,211.30	0.00	1,211.30
1909 EJG001	5/21/2015 5/15 lawn maint	05/15	DF2694	MAPLESCAPES LLC 5640-000	41204	5/1/2015	5/29/2015	475.23	0.00	475.23
							Check Total:	475.23	0.00	475.23
1910 EJG001	5/21/2015 5/15 cleaning	05/15	HAMA01	HARVARD MAINTENANCE INC 5210-000	732015	5/1/2015	5/1/2015	327.31	0.00	327.31
							Check Total:	327.31	0.00	327.31
1911 EJG001	5/21/2015 5/1/15 pest control	05/15	VD209413	PLUNKETTS PEST CONTROL INC 5620-000	4076100	5/1/2015	5/1/2015	389.41	0.00	389.41
							Check Total:	389.41	0.00	389.41
1912 EJG001	5/21/2015 6/1-6/30/15 monitor FLS	05/15	VD251723	TYCO INTEGRATED SECURITY 5710-000	24250332	5/9/2015	6/1/2015	983.35	0.00	983.35
							Check Total:	983.35	0.00	983.35
1913 EJG001	5/28/2015 5/9-5/22/15 bldg engr	05/15	CBTE01 10540105410084	CBRE TECHNICAL SERVICES LLC 5560-000	TS0093005P	5/22/2015	5/22/2015	1,450.74	0.00	1,450.74
							Check Total:	1,450.74	0.00	1,450.74
1914 EJG001	5/28/2015 5/13/15 water treatment	05/15	CZ2766	FREMONT INDUSTRIES INC 5420-000	851849	5/13/2015	5/13/2015	2,478.91	0.00	2,478.91
							Check Total:	2,478.91	0.00	2,478.91
1915 EJG001	5/28/2015 4/20-4/21/15 adj rm #5 te	05/15	GARE05	GARTNER REFRIGERATION AND 5420-000	47748	5/15/2015	6/14/2015	131.00	0.00	131.00

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EJJ001	4/23/15	repl solenoid valv					5430-000	47757	5/15/2015	6/14/2015	653.20	0.00	653.20	
EJJ001	4/22/15	repl dock filters					5420-000	47758	5/15/2015	6/14/2015	463.88	0.00	463.88	
										Check Total:	1,248.08	0.00	1,248.08	
<b>1916</b>	<b>5/28/2015</b>	<b>05/15</b>	<b>HAMA01</b>				<b>HARVARD MAINTENANCE INC</b>		4/30/2015	4/30/2015	2,976.88	0.00	2,976.88	
EJJ001	4/30/15	defrost/chg Supe					6295-000	732952			2,976.88	0.00	2,976.88	
										Check Total:	2,976.88	0.00	2,976.88	
<b>1917</b>	<b>5/28/2015</b>	<b>05/15</b>	<b>PREL13</b>				<b>PREMIER ELECTRICAL CORP</b>		4/30/2015	4/30/2015	1,189.00	0.00	1,189.00	
EJJ001	4/30/15	install heat tape					5520-000	62315			1,189.00	0.00	1,189.00	
										Check Total:	1,189.00	0.00	1,189.00	
<b>AP052115</b>	<b>5/21/2015</b>	<b>05/15</b>	<b>CENPOI</b>				<b>CENTERPOINTE ENERGY</b>		4/23/2015	4/23/2015	779.44	0.00	779.44	
EJJ001	3/23-4/21/15	gas					5120-000	7087-0415			779.44	0.00	779.44	
										Check Total:	779.44	0.00	779.44	
										Blake Road Building Total:	238,512.33	0.00	238,512.33	
										Grand Total:	238,512.33	0.00	238,512.33	