



MEMORANDUM

September 11, 2014

TO: HOPKINS COLD STORAGE
FROM: LASALLE MANAGEMENT GROUP, LTD.
RE: ***AUGUST 2014 MANAGEMENT REPORT***

Please is a summary of the financial status of the Hopkins Cold Storage facility as of August 31, 2014. This report is updated monthly and includes year to date numbers.

Item	YTD Actual	YTD Budget	\$ Variance	% Variance
Income	764,329	826,024	(61,695)	(7.47)
Operating Exp. & Taxes	787,657	729,093	58,564	8.03
Net Operating Income	-23,328	96,499	(119,827)	(124.17)

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

For the first time this year our income exceeded the budgeted projections and our expenses were less than the budgeted expectations

Our net monthly income was approximately \$30,600, which was \$9,000 over budget. This may be a sign that we have turned the corner on our slow year.

I have confirmed that there were no unusual property maintenance expenses in the month of August. There have also been no security or tenant issues in August. All of the income came from rents and related expenses (CAM). Additionally, we have had inquiries into renting space in the building. One group could move into the space shortly.

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Database: CBRE STANDARD
 ENTITY: EJJ001

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Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
1706	8/6/2014	08/14	CW3161	CENTURYLINK	5570-000	80065-0714	7/16/2014	8/3/2014	184.28	0.00	184.28
EJJ001	7/16-8/15/14	FLS phone	952938-0065667					Check Total:	184.28	0.00	184.28
1707	8/6/2014	08/14	CX7077	ROM INC	5530-000	37013	6/13/2014	6/13/2014	640.00	0.00	640.00
EJJ001	6/13/14	plumbing r/m	GARYLINDSTOR					6/19/2014	370.00	0.00	370.00
EJJ001	6/19/14	plumbing r/m	GARYLINDSTOR					Check Total:	1,010.00	0.00	1,010.00
1708	8/6/2014	08/14	GARE05	GARTNER REFRIGERATION AND	5430-000	45255	7/25/2014	8/24/2014	655.00	0.00	655.00
EJJ001	7/14/14	defrost rms #23-						8/24/2014	262.00	0.00	262.00
EJJ001	7/3-7/15/14	repl dock filte						8/24/2014	393.00	0.00	393.00
EJJ001	7/9-7/15/14	adj rm #5						8/24/2014	1,609.81	0.00	1,609.81
EJJ001	6/18-6/27/14	clean dock						Check Total:	2,919.81	0.00	2,919.81
1709	8/6/2014	08/14	VD121444	XCEL ENERGY	5110-000	6069-0714	7/25/2014	8/21/2014	16.84	0.00	16.84
EJJ001	6/24-7/23/14	electric	51-0372606-9					Check Total:	16.84	0.00	16.84
1710	8/14/2014	08/14	CBTE01	CBRE TECHNICAL SERVICES LLC	5560-000	TS0071799P	8/1/2014	8/1/2014	2,039.95	0.00	2,039.95
EJJ001	7/19-8/1/14	bidg engr	10540105410084E					Check Total:	2,039.95	0.00	2,039.95
1711	8/14/2014	08/14	CENPOI	CENTERPOINTE ENERGY	5120-000	7145-0714	7/25/2014	8/22/2014	44.60	0.00	44.60
EJJ001	6/20-7/23/14	gas	9234714-5					Check Total:	44.60	0.00	44.60
1712	8/14/2014	08/14	VD121444	XCEL ENERGY	5110-000	6161-0714	7/28/2014	8/22/2014	200.18	0.00	200.18
EJJ001	6/24-7/26/14	elec	51-0372616-1					Check Total:	200.18	0.00	200.18
1713	8/14/2014	08/14	VD209118	XCEL ENERGY	5110-000	3257-0714	7/28/2014	8/22/2014	44,590.21	0.00	44,590.21
EJJ001	6/24-7/24/14	electric	51-0319325-7					Check Total:	44,590.21	0.00	44,590.21

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1714	8/14/2014	08/14	VD209413	PLUNKETT'S PEST CONTROL INC 5620-000	3695905	8/1/2014	8/1/2014	389.41	0.00	389.41
								Check Total:	0.00	44,590.21
1715	8/20/2014	08/14	CBTE01	CBRE TECHNICAL SERVICES LLC 105401054100845	TS0072829P	8/17/2014	8/17/2014	2,539.23	0.00	2,539.23
								Check Total:	0.00	389.41
1716	8/20/2014	08/14	CIHO02	CITY OF HOPKINS 5130-000	1502-0814	8/1/2014	8/27/2014	25.43	0.00	25.43
EJJG001	6/9-7/9/14	water/sewer		5130-000	2002-0814	8/1/2014	8/27/2014	5.83	0.00	5.83
EJJG001	6/9-7/9/14	water/sewer		5130-000	2302-0814	8/1/2014	8/27/2014	0.87	0.00	0.87
EJJG001	6/9-7/9/14	water/sewer		5130-000	4001-0814	8/1/2014	8/27/2014	0.08	0.00	0.08
EJJG001	6/9-7/9/14	water/sewer	42-200275-02	5130-000	7502-0814	8/1/2014	8/27/2014	3,549.69	0.00	3,549.69
								Check Total:	0.00	2,539.23
1717	8/20/2014	08/14	CZ2766	FREMONT INDUSTRIES INC 5420-000	834100	8/12/2014	8/12/2014	1,445.64	0.00	1,445.64
EJJG001	8/12/14	water treatment								
								Check Total:	0.00	1,445.64
1718	8/20/2014	08/14	DF2694	MAPLESCAPES LLC 5640-000	38807	8/1/2014	8/29/2014	475.23	0.00	475.23
EJJG001	8/14	lawn maint								
								Check Total:	0.00	475.23
1719	8/20/2014	08/14	GARE05	GARTNER REFRIGERATION AND 5410-000	14830	8/5/2014	8/15/2014	12,185.50	0.00	12,185.50
EJJG001	9/14	HVAC P/M								
								Check Total:	0.00	12,185.50
1720	8/20/2014	08/14	HAMA01	HARVARD MAINTENANCE INC 5210-000	682605	8/1/2014	8/1/2014	295.29	0.00	295.29
EJJG001	8/14	cleaning								
EJJG001	7/31/14	defrost coils		5210-000	683953	7/29/2014	7/29/2014	2,027.50	0.00	2,027.50

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1721	EJG001	8/20/2014	08/14	9/1-9/30/14 FLS mon/tes	VD251723	TYCO INTEGRATED SECURITY	5570-000	22487678	8/9/2014	9/1/2014	983.35	0.00	983.35	
											Check Total:	2,322.79	0.00	2,322.79
											Check Total:	983.35	0.00	983.35

AP082114	EJG001	8/21/2014	08/14	6/18-7/21/14 gas	CENPOI	CENTERPOINTE ENERGY	5120-000	7087-0714	7/24/2014	7/24/2014	253.31	0.00	253.31	
											Check Total:	253.31	0.00	253.31
											Blake Road Building Total:	75,182.23	0.00	75,182.23
											Grand Total:	75,182.23	0.00	75,182.23