



MEMORANDUM

October 14, 2014

TO: HOPKINS COLD STORAGE
FROM: LASALLE MANAGEMENT GROUP, LTD.
RE: **SEPTEMBER 2014 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	873,850	929,277	(55,427)	(5.96)
Operating Exp. & Taxes	894,672	813,868	80,804	9.93
Net Operating Income	-20,953	114,923	(135,876)	(118.23)

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

We brought in more income than budgeted this month due to a large tenant expanding its presence in the building.

However, we were over budget on our expenses due to a large HVAC payment.

I am still encouraged by the income changes this month. This bodes well for the rest of this year and will almost certainly lead to CBRE changing their analysis for next year when they complete their final budget in November.

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

Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
1722	9/5/2014	09/14	CBTE01	CBRE TECHNICAL SERVICES LLC	5560-000	TS0073788P	8/28/2014	8/28/2014	1,927.52	0.00	1,927.52
EJG001	8/16-8/29/14	blgd engr	10540105410084								
								Check Total:	1,927.52	0.00	1,927.52
1723	9/5/2014	09/14	CENPOI	CENTERPOINTE ENERGY	5120-000	7145-0814	8/25/2014	9/22/2014	38.83	0.00	38.83
EJG001	7/23-8/21/14	gas	9234714-5								
								Check Total:	38.83	0.00	38.83
1724	9/5/2014	09/14	CW3161	CENTURYLINK	5570-000	80065-0814	8/16/2014	9/6/2014	184.87	0.00	184.87
EJG001	8/16-9/15/14	FLS phone	952938-0065667								
								Check Total:	184.87	0.00	184.87
1725	9/5/2014	09/14	GARE05	GARTNER REFRIGERATION AND	5420-000	45504	8/20/2014	9/19/2014	0.00	0.00	0.00
EJG001	Carried to 1726										
								Unused - Continued Check	0.00	0.00	0.00
								Check Total:	0.00	0.00	0.00
1726	9/5/2014	09/14	GARE05	GARTNER REFRIGERATION AND	5430-000	45505	8/20/2014	9/19/2014	131.00	0.00	131.00
EJG001	7/25/14	adj rm #5 temp									
EJG001	7/23/14	repl dock filters				45506	8/20/2014	9/19/2014	131.00	0.00	131.00
EJG001	7/28/14	insp rm #25				45507	8/20/2014	9/19/2014	131.00	0.00	131.00
EJG001	7/16-7/23/14	retrofit kit				45513	8/20/2014	9/19/2014	13,063.04	0.00	13,063.04
EJG001	7/24/14	clean condense				45514	8/20/2014	9/19/2014	1,398.92	0.00	1,398.92
EJG001	7/24-7/25/14	unclog sun				45515	8/20/2014	9/19/2014	262.00	0.00	262.00
EJG001	7/31-8/11/14	repl dock fi				45593	8/28/2014	9/27/2014	262.00	0.00	262.00
EJG001	7/31-8/13/14	adj rm tem				45594	8/28/2014	9/27/2014	524.00	0.00	524.00
EJG001	8/12/14	demolition revie				45600	8/28/2014	9/27/2014	131.00	0.00	131.00
EJG001	7/17-7/18/14	adj rm #5				45504	8/20/2014	9/19/2014	196.50	0.00	196.50
								Check Total:	16,230.46	0.00	16,230.46
1727	9/5/2014	09/14	VD121444	XCEL ENERGY	5110-000	6069-0814	8/25/2014	9/22/2014	16.83	0.00	16.83
EJG001	7/24-8/24/14	elec	51-0372606-9								
EJG001	7/26-8/23/14	elec	51-0372616-1			6161-0814	8/25/2014	9/22/2014	147.84	0.00	147.84
								Check Total:	164.67	0.00	164.67
1728	9/5/2014	09/14	VD209118	XCEL ENERGY	5110-000						

Database: CBRE STANDARD
 ENTITY: EJJ001

Check Register
 CBRE STANDARD
 Blake Road Building

Page: 2
 Date: 10/3/2014
 Time: 10:49 AM

09/14 Through 09/14

Check # Entity	Check Date Reference	Check Pd Check	Vendor/Alternate Address ID	P.O. Number	Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
EJJ001	7/24-8/24/14 elec		51-0319325-7		5110-000	3257-0814	8/27/2014	9/24/2014	40,298.23	0.00	40,298.23
								Check Total:	40,298.23	0.00	40,298.23
1729	9/11/2014	09/14	CHHO02		CITY OF HOPKINS				Unused - Continued Check		
EJJ001	Carried to 1730				5130-000	1502-0914	9/2/2014	9/25/2014	0.00	0.00	0.00
								Check Total:	0.00	0.00	0.00
1730	9/11/2014	09/14	CHHO02		CITY OF HOPKINS						
EJJ001	7/9-8/8/14 water/sewer				5130-000	2002-0914	9/2/2014	9/25/2014	4.97	0.00	4.97
EJJ001	7/9-8/8/14 water/sewer			17-015923-02	5130-000	2302-0914	9/2/2014	9/25/2014	0.49	0.00	0.49
EJJ001	7/9-8/8/14 water/sewer			17-015925-02	5130-000	2502-0914	9/2/2014	9/25/2014	0.16	0.00	0.16
EJJ001	7/9-8/8/14 water/sewer			17-015935-02	5130-000	3502-0914	9/2/2014	9/25/2014	0.30	0.00	0.30
EJJ001	7/9-8/8/14 water/sewer			42-200275-02	5130-000	7502-0914	9/2/2014	9/25/2014	3,806.02	0.00	3,806.02
EJJ001	7/9-8/7/14 water/sewer				5130-000	1502-0914	9/2/2014	9/25/2014	25.30	0.00	25.30
								Check Total:	3,837.24	0.00	3,837.24
1731	9/11/2014	09/14	CV6693		METRO WATER CONDITIONING INC						
EJJ001	8/21/14 water treatment				5420-000	82642	8/21/2014	9/20/2014	1,211.30	0.00	1,211.30
								Check Total:	1,211.30	0.00	1,211.30
1732	9/11/2014	09/14	DF2694		MAPLESCAPES LLC						
EJJ001	9/14 lawn maint				5640-000	38968	9/1/2014	9/29/2014	475.23	0.00	475.23
								Check Total:	475.23	0.00	475.23
1733	9/11/2014	09/14	GARE05		GARTNER REFRIGERATION AND						
EJJ001	9/3/14 HVAC r/m				5430-000	45611	9/3/2014	10/3/2014	1,572.00	0.00	1,572.00
EJJ001	7/31-8/12/14 HVAC r/m				5430-000	45612	9/3/2014	10/3/2014	9,277.77	0.00	9,277.77
								Check Total:	10,849.77	0.00	10,849.77
1734	9/11/2014	09/14	VD209413		PLUNKETTS PEST CONTROL INC						
EJJ001	9/14 pest control				5620-000	3738836	9/1/2014	9/1/2014	389.41	0.00	389.41
								Check Total:	389.41	0.00	389.41
1735	9/29/2014	09/14	CBTE01		CBRE TECHNICAL SERVICES LLC						

Database: CBRE STANDARD
 ENTITY: EJG001

Check Register
 CBRE STANDARD
 Blake Road Building

Page: 3
 Date: 10/3/2014
 Time: 10:49 AM

09/14 Through 09/14

Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
EJG001	8/30-9/12/14 bldg engr		10540105410084	5560-000		TS0074780P	9/11/2014	9/11/2014	2,128.29	0.00	2,128.29
							Check Total:		2,128.29	0.00	2,128.29
1736	9/29/2014	09/14	GARE05	GARTNER REFRIGERATION AND					Unused - Continued Check		
EJG001	Carried to 1737			5410-000		14870	9/8/2014	9/18/2014	0.00	0.00	0.00
							Check Total:		0.00	0.00	0.00
1737	9/29/2014	09/14	GARE05	GARTNER REFRIGERATION AND							
EJG001	9/8/14 HVAC cont			5410-000		14870	9/8/2014	9/18/2014	12,185.50	0.00	12,185.50
EJG001	8/29-9/3/14 adj temp rm			5430-000		45719	9/19/2014	10/19/2014	393.00	0.00	393.00
EJG001	8/14-8/20/14 adj temp rr			5430-000		45720	9/19/2014	10/19/2014	196.50	0.00	196.50
EJG001	8/21-8/25/14 adj temp rr			5430-000		45721	9/19/2014	10/19/2014	327.50	0.00	327.50
EJG001	8/21-8/25/14 replace fltr			5430-000		45722	9/19/2014	10/19/2014	262.00	0.00	262.00
EJG001	8/28/14 replace filters			5430-000		45723	9/19/2014	10/19/2014	430.48	0.00	430.48
EJG001	8/19/14 cleaned ice doo			5210-000		45724	9/19/2014	10/19/2014	131.00	0.00	131.00
EJG001	8/19/14 adj door latch			5430-000		45725	9/19/2014	10/19/2014	131.00	0.00	131.00
EJG001	8/28/14 defrost rm #5			5430-000		45726	9/19/2014	10/19/2014	524.00	0.00	524.00
EJG001	9/3/14 pump down/add			5430-000		45734	9/19/2014	10/19/2014	262.00	0.00	262.00
							Check Total:		14,842.98	0.00	14,842.98
1738	9/29/2014	09/14	HAMA01	HARVARD MAINTENANCE INC							
EJG001	9/14 cleaning			5210-000		689223	9/1/2014	9/1/2014	295.29	0.00	295.29
							Check Total:		295.29	0.00	295.29
1739	9/29/2014	09/14	VD251723	TYCO INTEGRATED SECURITY							
EJG001	10/1-10/31/14 monitor F			5710-000		22697261	9/6/2014	10/1/2014	983.35	0.00	983.35
							Check Total:		983.35	0.00	983.35
AP091914	9/19/2014	09/14	CENPOI	CENTERPOINTE ENERGY							
EJG001	7/21-8/19/14 gas			5120-000		7087-0814	8/22/2014	8/22/2014	100.60	0.00	100.60
							Check Total:		100.60	0.00	100.60
							Blake Road Building Total:		93,958.04	0.00	93,958.04

Database: CBRE STANDARD
ENTITY: EJJG001

Check Register
CBRE STANDARD
Blake Road Building

09/14 Through 09/14

Page: 4
Date: 10/3/2014
Time: 10:49 AM

Check #	Check Date	Check Pd	Entity	Reference	Vendor/Alternate	Address ID	P.O. Number	Vendor Name	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
---------	------------	----------	--------	-----------	------------------	------------	-------------	-------------	----------------	----------------	--------------	----------	----------------	-----------------	--------------

Grand Total: 93,958.04 0.00 93,958.04