



MEMORANDUM

November 14, 2014

TO: HOPKINS COLD STORAGE
FROM: LASALLE MANAGEMENT GROUP, LTD.
RE: **OCTOBER 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	1,007,442	1,032,530	(25,088)	(2.43)
Operating Exp. & Taxes	1,132,558	1,043,891	88,667	8.49
Net Operating Income	-125,720	-11,901	(113,819)	956.38

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

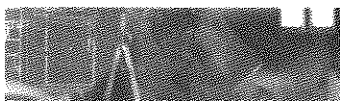
We continued to improve our revenue stream in October.

The negative numbers in this month's report are all related to the payment of approximately \$154,000 in property taxes. If you look, the budget anticipated losses in October (as well as in May) due to property tax payment.

I am still encouraged by the income changes this month. CBRE continues to work on the final budget for 2015.

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

2001 Killebrew Drive Suite 308
Minneapolis MN 55425-1864
Telephone: 952-854-8800
Fax: 952-854-4434
Web Site: www.lasallegrp.com



Database: CBRE STANDARD
 ENTITY: EJG001

Check Register
 CBRE STANDARD
 Blake Road Building

10/14 Through 10/14

Check #	Check Date	Check Pd	Vendor/Alternate Address ID P.O. Number	Vendor Name Account Number	Invoice Invoice Number	Invoice Date	Due Date	Invoice Amount
1740	10/2/2014	10/14	VD215944	VIKING AUTOMATIC SPRINKLER CO				
EJG001	9/19/14 replace compres			5570-000	SP000930	9/19/2014	9/19/2014	2,885.00
							<i>Check Total:</i>	2,885.00
1741	10/9/2014	10/14	CBTE01	CBRE TECHNICAL SERVICES LLC				
EJG001	09/13-09/26/14 bldg engi		10540105410084	5560-000	TS0075968P	9/25/2014	9/25/2014	1,799.01
							<i>Check Total:</i>	1,799.01
1742	10/9/2014	10/14	CENPO1	CENTERPOINTE ENERGY				
EJG001	8/21-9/22/14		9234714-5	5120-000	7145-0914	9/24/2014	10/22/2014	149.94
							<i>Check Total:</i>	149.94
1743	10/9/2014	10/14	CIHO02	CITY OF HOPKINS				
EJG001	8/8-9/30/14 water/sewer		42-200275-02	5130-000	7502-1014	10/1/2014	10/27/2014	3,980.33
							<i>Check Total:</i>	3,980.33
1744	10/9/2014	10/14	CW2731	MINNESOTA ROADWAYS COMPANY				
EJG001	9/30/14 asphalt r/m			5690-000	71595	9/29/2014	10/10/2014	1,368.00
							<i>Check Total:</i>	1,368.00
1745	10/9/2014	10/14	CW3161	CENTURYLINK				
EJG001	9/16-10/15/14 FLS phone		952938-0065667	5570-000	80065-0914	9/16/2014	10/8/2014	184.81
							<i>Check Total:</i>	184.81
1746	10/9/2014	10/14	CZ0883	HENNEPIN COUNTY TREASURER				
EJG001	2014 2nd half RE tax			5910-000	40002-1014	10/2/2014	10/15/2014	154,836.45
							<i>Check Total:</i>	154,836.45
1747	10/9/2014	10/14	CZ2766	FREMONT INDUSTRIES INC				
EJG001	07/31/14 water treatment			5420-000	833045	7/31/2014	7/31/2014	1,049.15
							<i>Check Total:</i>	1,049.15
1748	10/9/2014	10/14	GARE05	GARTNER REFRIGERATION AND				
EJG001	9/4/14 rm#24 door handl			7140-000	45782	9/24/2014	10/24/2014	131.00

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EJJG001	9/5/14 repl dock filters			5430-000	45783	9/24/2014	10/24/2014	129.00
EJJG001	9/4-6/5/14 adj rm #5			5430-000	45784	9/24/2014	10/24/2014	262.00
EJJG001	9/8-9/10/14 walk w/Wenc			7270-000	45791	9/24/2014	10/24/2014	262.00
<i>Check Total:</i>								784.00
1749	10/9/2014	10/14	VD121444	XCEL ENERGY				
EJJG001	8/24-9/23/14		51-0372606-9	5110-000	6069-0914	9/24/2014	10/21/2014	30.05
EJJG001	8/23-9/24/14 elec		51-0372616-1	5110-000	6161-0914	9/26/2014	10/23/2014	196.94
<i>Check Total:</i>								226.99
1750	10/9/2014	10/14	VD209118	XCEL ENERGY				
EJJG001	8/24-9/23/14 elec		51-0319325-7	5110-000	3257-0914	9/29/2014	10/24/2014	41,682.02
<i>Check Total:</i>								41,682.02
1751	10/17/2014	10/14	CIHO02	CITY OF HOPKINS				
EJJG001	Carried to 1752			5130-000	1502-1014	10/1/2014	10/27/2014	0.00
<i>Check Total:</i>								0.00
1752	10/17/2014	10/14	CIHO02	CITY OF HOPKINS				
EJJG001	8/8-9/10/14 water/sewer		17-015920-02	5130-000	2002-1014	10/1/2014	10/27/2014	8.36
EJJG001	8/8-9/10/14 water/sewer		17-015923-02	5130-000	2302-1014	10/1/2014	10/27/2014	0.39
EJJG001	8/8-9/10/14 water/sewer		17-015925-02	5130-000	2502-1014	10/1/2014	10/27/2014	0.51
EJJG001	9/1-9/30/14 storm sewer		42-200272-00	5130-000	27200-1014	10/1/2014	10/27/2014	8.45
EJJG001	8/8-9/10/14 water/sewer		17-015935-02	5130-000	3502-1014	10/1/2014	10/27/2014	3.47
EJJG001	8/7-9/10/14 water/sewer		17-015915-02	5130-000	1502-1014	10/1/2014	10/27/2014	33.36
<i>Check Total:</i>								54.54
1753	10/17/2014	10/14	DF2694	MAPLESCAPES LLC				
EJJG001	10/14 lawn maint			5640-000	39128	10/1/2014	10/29/2014	475.23
<i>Check Total:</i>								475.23
1754	10/17/2014	10/14	GARE05	GARTNER REFRIGERATION AND				
EJJG001	11/14 HVAC cont			5410-000	14914	10/3/2014	10/13/2014	12,185.50
EJJG001	9/16-9/17/14 replace swif			5430-000	45881	10/7/2014	11/6/2014	939.86
EJJG001	9/3-9/12/14 install compr			5430-000	45882	10/7/2014	11/6/2014	1,360.74

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EJG001	9/12-9/17/14		repl dock fil	5430-000	45883	10/7/2014	11/6/2014	131.00	
							<i>Check Total:</i>	<i>14,617.10</i>	
1755	10/17/2014	10/14	HAMA01	HARVARD MAINTENANCE INC					
EJG001	10/14		cleaning	5210-000	693634	10/1/2014	10/1/2014	295.29	
							<i>Check Total:</i>	<i>295.29</i>	
1756	10/17/2014	10/14	VD209413	PLUNKETTS PEST CONTROL INC					
EJG001	10/14		pest control	5620-000	3782607	10/1/2014	10/1/2014	389.41	
							<i>Check Total:</i>	<i>389.41</i>	
1757	10/17/2014	10/14	VD251723	TYCO INTEGRATED SECURITY					
EJG001	11/1-11/30/14		monitor FL	5710-000	22891243	10/4/2014	11/1/2014	983.35	
							<i>Check Total:</i>	<i>983.35</i>	
1758	10/23/2014	10/14	CBTE01	CBRE TECHNICAL SERVICES LLC					
EJG001	9/27-10/10/14		bldg engr	105401054100849	5560-000	TS0077019P	10/9/2014	10/9/2014	1,863.26
							<i>Check Total:</i>	<i>1,863.26</i>	
1759	10/23/2014	10/14	CV6693	METRO WATER CONDITIONING INC					
EJG001	10/3/14		water treatment	5420-000	83196	10/3/2014	11/2/2014	1,211.30	
							<i>Check Total:</i>	<i>1,211.30</i>	
1760	10/23/2014	10/14	CW2731	MINNESOTA ROADWAYS COMPANY					
EJG001	10/7/14		asphalt r/m	5690-000	71623	10/7/2014	10/17/2014	1,350.00	
							<i>Check Total:</i>	<i>1,350.00</i>	
1761	10/23/2014	10/14	GARE05	GARTNER REFRIGERATION AND					
EJG001	9/17/14		HVAC repair	5430-000	45879	10/7/2014	11/6/2014	131.00	
EJG001	9/11-9/17/14		install valve	5430-000	45880	10/7/2014	11/6/2014	572.06	
							<i>Check Total:</i>	<i>703.06</i>	
1762	10/23/2014	10/14	VD215944	VIKING AUTOMATIC SPRINKLER CO					
EJG001	9/14		annual fire inspectio	5570-000	186486	10/9/2014	10/9/2014	6,336.00	

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							<i>Check Total:</i>	6,336.00
1763	10/30/2014	10/14	CZ2766	FREMONT INDUSTRIES INC				
EJG001	10/14/14 water treatment			5420-000	837897	10/14/2014	10/14/2014	755.00
							<i>Check Total:</i>	755.00
AP102114	10/21/2014	10/14	CENPOI	CENTERPOINTE ENERGY			<i>Hand Check</i>	
EJG001	8/19-9/18/14 gas			5120-000	7087-0914	9/23/2014	9/23/2014	244.87
							<i>Check Total:</i>	244.87
							<i>Blake Road Building Total:</i>	238,224.11
							<i>Grand Total:</i>	238,224.11