



MEMORANDUM

February 11, 2015

TO: HOPKINS COLD STORAGE
FROM: LASALLE MANAGEMENT GROUP, LTD.
RE: **JANUARY 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	109,302	101,891	7,411	7.27
Operating Exp. & Taxes	79,754	69,340	10,414	15.02
Net Operating Income	29,547	32,551	(3,004)	(9.23)

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

Our income levels are strong, already outperforming the budget. The building's occupancy is quite high at the moment.

Our operating expenses ran high due to some updates related to our annual fire safety inspection.

Demand for cold storage space appears to remain strong and our income levels reflect that.

I have confirmed that there were no unusual property maintenance expenses in the month of January. There have also been no security or tenant issues in January. All of the income came from rents and related expenses (CAM). We continue to discuss lease extensions with some of our larger tenants.

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
 Occupancy Status: Current Inactive New
 Include Leases with Zero Balances and No Activity: No
 CM Security Deposits Ledger
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Bldg/Lease	Date	Category	SR	Description	Int. Rate	Debit	Credit	Balance	Receipt Desc.
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EJG001-011261 Mickman Brothers, Inc. Chris Mickman Master Occp Id: 00343025-1

Category	Beg Balance	Cash Receipts	Interest	N/C Credits	RF/AR/FF	End Balance	Last Receipt
Total:	-2,000.00	0.00	0.00	0.00	0.00	-2,000.00	5/22/2013

EJG001-001601 E.A. Sween Company Ron Coleman (952) 949-1401 Master Occp Id: EJG00009-1

Category	Beg Balance	Cash Receipts	Interest	N/C Credits	RF/AR/FF	End Balance	Last Receipt
Total:	-48,339.87	0.00	0.00	0.00	0.00	-48,339.87	11/23/2011

Category	Beg Balance	Cash Receipts	Interest	N/C Credits	RF/AR/FF	End Balance
ENTITY Total:	-50,339.87	0.00	0.00	0.00	0.00	-50,339.87

Grand Total:

-50,339.87

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Cash Receipts
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Income Category	Amount
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Master Occupant: 00341841-1	ICA Foodshelf	Suite: EJG001-30
RNT	BASE RENT	300.00
	Total:	300.00

Master Occupant: 00343296-1	Citrus Systems, Inc.	Suite: EJG001-25
RNT	BASE RENT	1,248.00
	Total:	1,248.00

Master Occupant: 00343296-2	Citrus Systems, Inc.	Suite: EJG001-40
RNT	BASE RENT	222.00
	Total:	222.00

Master Occupant: 00345659-1	SuperVaiu, Inc.	Suite: EJG001-26
HVC	HVAC REIMBURSEMENT	786.00
MIS	MISCELLANEOUS INCOME	1,141.14
RNT	BASE RENT	9,987.00
	Total:	11,914.14

Master Occupant: EJG00009-1	E.A. Sween Company	Suite: EJG001-5
HVC	HVAC REIMBURSEMENT	784.00
OPE	OPERATING EXPENSE RECOV.	44,347.00
RNT	BASE RENT	52,047.88
	Total:	97,178.88

Totals for ENTITY EJG001

HVC	HVAC REIMBURSEMENT	1,570.00
MIS	MISCELLANEOUS INCOME	1,141.14
OPE	OPERATING EXPENSE RECOV.	44,347.00
RNT	BASE RENT	63,804.88
	Total:	110,863.02

Grand Totals

HVC	HVAC REIMBURSEMENT	1,570.00
MIS	MISCELLANEOUS INCOME	1,141.14
OPE	OPERATING EXPENSE RECOV.	44,347.00
RNT	BASE RENT	63,804.88
	Total:	110,863.02

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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
1806	1/8/2015	01/15	CBTE01	CBRE TECHNICAL SERVICES LLC						
EJG001	12/6-12/19/14 bldg engr		10540105410084\$	5560-000	TS0082031P	12/19/2014	12/19/2014	1,863.27	0.00	1,863.27
EJG001	12/20-01/02/15 bldg engr		10540105410084\$	5560-000	TS0083314P	1/2/2015	1/2/2015	1,863.27	0.00	1,863.27
							<i>Check Total:</i>	3,726.54	0.00	3,726.54
1807	1/8/2015	01/15	CV6693	METRO WATER CONDITIONING INC						
EJG001	12/15/14 repl rt solenoid			5420-000	16117	12/15/2014	12/15/2014	349.50	0.00	349.50
							<i>Check Total:</i>	349.50	0.00	349.50
1808	1/8/2015	01/15	CW3161	CENTURYLINK						
EJG001	12/16-1/15/15 FLS phone		952938-0065667	5570-000	80065-1214	12/16/2014	1/7/2015	185.13	0.00	185.13
							<i>Check Total:</i>	185.13	0.00	185.13
1809	1/8/2015	01/15	CZ3139	FAIRBORN EQUIPMENT CO INC						
EJG001	12/5/14 repair dock seal		VERBAL	5540-000	MIN-8230P	12/11/2014	1/10/2015	396.00	0.00	396.00
EJG001	12/18/14 weather seal OI		SIGNEDSERVICE	5540-000	MIN-8271P	12/29/2014	1/28/2015	324.00	0.00	324.00
							<i>Check Total:</i>	720.00	0.00	720.00
1810	1/8/2015	01/15	GARE05	GARTNER REFRIGERATION AND						
EJG001	Carried to 1811			5430-000	46453	12/8/2014	1/7/2015	0.00	0.00	0.00
							<i>Unused - Continued Check</i>	0.00	0.00	0.00
							<i>Check Total:</i>	0.00	0.00	0.00
1811	1/8/2015	01/15	GARE05	GARTNER REFRIGERATION AND						
EJG001	12/11/14 PARTIAL CDT			5430-000	46506	12/16/2014	1/15/2015	-507.63	0.00	-507.63
EJG001	11/20/14 repl temp sensc			5430-000	46507	12/16/2014	1/15/2015	491.62	0.00	491.62
EJG001	12/8-12/10/14 adj rm #4			5430-000	46577	12/19/2014	1/18/2015	393.00	0.00	393.00
EJG001	12/5-12/10/14 repl dk flite			5420-000	46578	12/19/2014	1/18/2015	262.00	0.00	262.00
EJG001	11/12-12/2/14 repl htr/t-s			5430-000	46579	12/19/2014	1/18/2015	2,337.97	0.00	2,337.97
EJG001	11/12/14 defrost rm #4 &			5430-000	46453	12/8/2014	1/7/2015	458.50	0.00	458.50
							<i>Check Total:</i>	3,435.46	0.00	3,435.46
1812	1/8/2015	01/15	MINCO01	MINNESOTA CONWAY FIRE & SAFETY INC						
EJG001	12/14 insp fire extinguish			5570-000	115801	12/23/2014	12/23/2014	85.00	0.00	85.00
							<i>Check Total:</i>	85.00	0.00	85.00

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1813		1/8/2015	01/15		VD121444	XCEL ENERGY							
EJG001		11/20-12/25/14 elec			51-0372606-9	5110-000	6069-1214	12/26/2014	1/26/2015		16.79	0.00	16.79
EJG001		11/22-12/23/14 elec			51-0372616-1	5110-000	6161-1214	12/24/2014	1/23/2015		270.72	0.00	270.72
											287.51	0.00	287.51
1814		1/8/2015	01/15		VD212901	A-SCAPE INC							
EJG001		12/8-12/17/14 remove sn			4160	5670-000	31718	12/23/2014	1/22/2015		1,182.00	0.00	1,182.00
EJG001		12/24-12/27/14 remove s			4160	5670-000	31739	12/31/2014	1/30/2015		1,131.50	0.00	1,131.50
											2,313.50	0.00	2,313.50
1815		1/8/2015	01/15		VD215944	VIKING AUTOMATIC SPRINKLER CO							
EJG001		12/18/14 repipe FLS liner				5570-000	SP002256	12/18/2014	12/18/2014		16,794.31	0.00	16,794.31
1816		1/14/2015	01/15		CBTE01	CBRE TECHNICAL SERVICES LLC							
EJG001		12/20-1/1/15 lighting sup			10540105410084	5520-000	TS0083955P	1/8/2015	1/8/2015		98.41	0.00	98.41
											98.41	0.00	98.41
1817		1/14/2015	01/15		CENPOI	CENTERPOINTE ENERGY							
EJG001		11/20-12/19/14 gas			9234714-5	5120-000	7145-1214	12/26/2014	1/23/2015		1,598.75	0.00	1,598.75
EJG001		12/12/14 INTERRIM CR			9234714-5	5120-000	7145-1214	12/26/2014	1/23/2015		-67.29	0.00	-67.29
											1,531.46	0.00	1,531.46
1818		1/14/2015	01/15		CIHO02	CITY OF HOPKINS							
EJG001		Carried to 1819				5130-000	1502-0115	1/2/2015	1/26/2015		0.00	0.00	0.00
											0.00	0.00	0.00
1819		1/14/2015	01/15		CIHO02	CITY OF HOPKINS							
EJG001		11/7-12/8/14 water/sewer			17-015920-02	5130-000	2002-0115	1/2/2015	1/26/2015		4.69	0.00	4.69
EJG001		11/7-12/8/14 water/sewer			17-015923-02	5130-000	2302-0115	1/2/2015	1/26/2015		0.45	0.00	0.45
EJG001		11/7-12/8/14 water/sewer			17-015925-02	5130-000	2502-0115	1/2/2015	1/26/2015		0.01	0.00	0.01
EJG001		11/7-12/31/14 water/sewer			42-200275-02	5130-000	27502-0115	1/2/2015	1/26/2015		1,489.11	0.00	1,489.11
EJG001		11/7-12/8/14 water/sewer			17-015935-02	5130-000	3502-0115	1/2/2015	1/26/2015		11.95	0.00	11.95

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EJG001	11/7-12/8/14	water/sewer	17-015940-01	5130-000	4001-0115	1/2/2015	1/26/2015	302.14	0.00	302.14
EJG001	11/30-12/31/14	storm sev	42-200272-00	5130-000	7200-0115	1/2/2015	1/26/2015	8.74	0.00	8.74
EJG001	11/7-12/8/14	water/sewer	17-015915-02	5130-000	1502-0115	1/2/2015	1/26/2015	24.72	0.00	24.72
							Check Total:	1,841.81	0.00	1,841.81
1820	1/14/2015	01/15	VD209118	XCEL ENERGY						
EJG001	11/20-12/25/14	elec	51-0319325-7	5110-000	3257-1214	12/29/2014	1/27/2015	30,958.25	0.00	30,958.25
							Check Total:	30,958.25	0.00	30,958.25
1821	1/14/2015	01/15	VD209413	PLUNKETTS PEST CONTROL INC						
EJG001	1/1/15	pest control		5620-000	3896701	1/1/2015	1/1/2015	389.41	0.00	389.41
							Check Total:	389.41	0.00	389.41
1822	1/22/2015	01/15	GARE05	GARTNER REFRIGERATION AND						
EJG001	02/15	HVAC cont		5410-000	15070	1/9/2015	1/19/2015	12,185.50	0.00	12,185.50
							Check Total:	12,185.50	0.00	12,185.50
1823	1/22/2015	01/15	VD251723	TYCO INTEGRATED SECURITY						
EJG001	2/1-2/28/15			5710-000	23490721	1/10/2015	2/1/2015	983.35	0.00	983.35
							Check Total:	983.35	0.00	983.35
1824	1/29/2015	01/15	CBTE01	CBRE TECHNICAL SERVICES LLC						
EJG001	1/3-1/16/15	bidg engr	10540105410084	5560-000	TS0084273P	1/17/2015	1/17/2015	10.26	0.00	10.26
							Check Total:	10.26	0.00	10.26
1825	1/29/2015	01/15	GARE05	GARTNER REFRIGERATION AND						
EJG001	12/4-12/10/14	install tarp		5430-000	46598	1/13/2015	2/12/2015	393.00	0.00	393.00
EJG001	12/4-12/10/14	clean drain		5430-000	46599	1/13/2015	2/12/2015	272.00	0.00	272.00
							Check Total:	665.00	0.00	665.00
1826	1/29/2015	01/15	VD251283	PARAMOUNT PAINTING INC						
EJG001	9/10/14	ext painting		5580-000	3249-A	9/10/2014	9/10/2014	3,630.00	0.00	3,630.00
							Check Total:	3,630.00	0.00	3,630.00

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AP012015	EJJG001	1/20/2015	01/15	11/20-12/19/14 gas	CENPOI	CENTERPOINTE ENERGY 5120-000	347087-1214	12/23/2014	12/23/2014	1,079.74	0.00	1,079.74
										Hand Check		
										Check Total:		1,079.74
										Blake Road Building Total:		81,270.14
										Grand Total:		81,270.14