



# MEMORANDUM

March 12, 2015

TO: HOPKINS COLD STORAGE  
FROM: LASALLE MANAGEMENT GROUP, LTD.  
RE: ***FEBRUARY 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 *	213,998	203,782	10,216	5.01
Operating Exp. & Taxes	153,835	138,906	14,929	10.75
Net Operating Income	60,163	64,876	(4,713)	(7.26)

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 an unusually high electric bill.

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 February. There have also been no security or tenant issues in February. All of the income came from rents and related expenses (CAM).

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Database: CBRE STANDARD  
 ENTITY: EUG001

Check Register  
 CBRE STANDARD  
 Blake Road Building  
 02/15 Through 02/15

Page: 1  
 Date: 3/4/2015  
 Time: 01:25 PM

Check #	Entity	Check Date	Check Pd Reference	Vendor/Alternate Address ID P.O. Number	Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
1827	EUG001	2/5/2015	02/15	CW3161	CENTURYLINK	800665-0115	1/16/2015	2/6/2015	185.42	0.00	185.42
				952938-0066667	5570-000			Check Total:	185.42	0.00	185.42
1828	EUG001	2/5/2015	02/15	DA7522	VIKING AUTOMATIC SPRINKLER CO	SP002715	1/20/2015	1/20/2015	450.00	0.00	450.00
					5570-000			Check Total:	450.00	0.00	450.00
1829	EUG001	2/5/2015	02/15	GARE05	GARTNER REFRIGERATION AND	46690	1/23/2015	2/22/2015	0.00	0.00	0.00
					5420-000			Unused - Continued Check	0.00	0.00	0.00
								Check Total:	0.00	0.00	0.00
1830	EUG001	2/5/2015	02/15	GARE05	GARTNER REFRIGERATION AND	46691	1/23/2015	2/22/2015	656.50	0.00	656.50
					5430-000				851.00	0.00	851.00
					5430-000				1,274.75	0.00	1,274.75
					5420-000				262.00	0.00	262.00
					5430-000				458.50	0.00	458.50
					5420-000				196.50	0.00	196.50
					5430-000				3,275.44	0.00	3,275.44
					5430-000				1,669.48	0.00	1,669.48
					5420-000				131.00	0.00	131.00
								Check Total:	8,775.17	0.00	8,775.17
1831	EUG001	2/5/2015	02/15	HAMA01	HARVARD MAINTENANCE INC	712405	1/1/2015	1/1/2015	327.31	0.00	327.31
					5210-000			Check Total:	327.31	0.00	327.31
1832	EUG001	2/11/2015	02/15	CENPOI	CENTERPOINTE ENERGY	7145-0115	1/26/2015	2/23/2015	1,922.81	0.00	1,922.81
					5120-000			Check Total:	1,922.81	0.00	1,922.81
1833	EUG001	2/11/2015	02/15	GARE05	GARTNER REFRIGERATION AND	46834	1/30/2015	3/1/2015	757.02	0.00	757.02
					5420-000						

Database: CBRE STANDARD  
 ENTITY: EUG001

Check Register  
 CBRE STANDARD  
 Blake Road Building

Page: 2  
 Date: 3/4/2015  
 Time: 01:25 PM

02/15 Through 02/15

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
<b>1834</b>	<b>2/11/2015</b>	<b>02/15</b>	<b>VD121444</b>	<b>XCEL ENERGY</b>							
EJG001	12/23-1/26/15 elec		51-0372616-1		5110-000	6161-0115	1/28/2015	2/25/2015	278.31	0.00	278.31
EJG001	12/25-1/26/15 elec		51-0372606-9		5110-000	6069-0115	1/27/2015	2/24/2015	16.75	0.00	16.75
								<b>Check Total:</b>	<b>295.06</b>	<b>0.00</b>	<b>295.06</b>
<b>1835</b>	<b>2/11/2015</b>	<b>02/15</b>	<b>VD209118</b>	<b>XCEL ENERGY</b>							
EJG001	12/23-1/28/15 elec		51-0319325-7		5110-000	3257-0115	1/28/2015	2/25/2015	35,103.84	0.00	35,103.84
								<b>Check Total:</b>	<b>35,103.84</b>	<b>0.00</b>	<b>35,103.84</b>
<b>1836</b>	<b>2/11/2015</b>	<b>02/15</b>	<b>VD212901</b>	<b>A-SCAPE INC</b>							
EJG001	1/2-1/21/15 remove snow		4160		5670-000	31779	1/27/2015	2/26/2015	3,225.00	0.00	3,225.00
								<b>Check Total:</b>	<b>3,225.00</b>	<b>0.00</b>	<b>3,225.00</b>
<b>1837</b>	<b>2/19/2015</b>	<b>02/15</b>	<b>CBTE01</b>	<b>CBRE TECHNICAL SERVICES LLC</b>							
EJG001	1/17-1/30/15 bldg engr		10540105410084		5560-000	TS0085145P	2/8/2015	2/8/2015	3,616.20	0.00	3,616.20
								<b>Check Total:</b>	<b>3,616.20</b>	<b>0.00</b>	<b>3,616.20</b>
<b>1838</b>	<b>2/19/2015</b>	<b>02/15</b>	<b>CIHO02</b>	<b>CITY OF HOPKINS</b>							
EJG001	Carried to 1839				5130-000	1502-0215	2/2/2015	2/25/2015	0.00	0.00	0.00
								<b>Unused - Continued Check</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
								<b>Check Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>1839</b>	<b>2/19/2015</b>	<b>02/15</b>	<b>CIHO02</b>	<b>CITY OF HOPKINS</b>							
EJG001	12/8-01/8/15 water/sewer		17-015915-02		5130-000	1502-0215	2/2/2015	2/25/2015	31.00	0.00	31.00
EJG001	12/8-1/8/15 water/sewer		17-015960-02		5130-000	6002-0215	2/2/2015	2/25/2015	6.82	0.00	6.82
EJG001	12/31-1/31/15 water/sew		42-200272-00		5130-000	7200-0215	2/2/2015	2/25/2015	8.74	0.00	8.74
EJG001	12/8-1/8/15 water/sewer		42-200275-02		5130-000	7502-0215	2/2/2015	2/25/2015	1,734.86	0.00	1,734.86
EJG001	12/8-1/8/15 water/sewer		17-015923-02		5130-000	2302-0215	2/2/2015	2/25/2015	6.91	0.00	6.91
EJG001	12/8-1/8/15 water/sewer		17-015920-02		5130-000	2002-0215	2/2/2015	2/25/2015	11.53	0.00	11.53
EJG001	12/8-1/8/15 water/sewer		17-015925-02		5130-000	2502-0215	2/2/2015	2/25/2015	7.12	0.00	7.12
EJG001	12/8-1/8/15 water/sewer		17-015930-02		5130-000	3002-0215	2/2/2015	2/25/2015	6.82	0.00	6.82
EJG001	12/8-1/8/15 water/sewer		17-015935-02		5130-000	3502-0215	2/2/2015	2/25/2015	18.09	0.00	18.09
EJG001	12/8-1/8/15 water/sewer		17-015940-01		5130-000	4001-0215	2/2/2015	2/25/2015	6.82	0.00	6.82

02/15 Through 02/15

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1840	2/19/2015	02/15	GARE05	GARTNER REFRIGERATION AND	5410-000	15107	2/4/2015	2/14/2015	12,185.50	0.00	12,185.50
EJJ001	2/4/15	HVAC cont						Check Total:	1,838.71	0.00	1,838.71
1841	2/19/2015	02/15	HAMA01	HARVARD MAINTENANCE INC	5210-000	716357	1/31/2015	1/31/2015	113.71	0.00	113.71
EJJ001	2/15	cleaning supplies	159777					Check Total:	113.71	0.00	113.71
1842	2/19/2015	02/15	VD251723	TYCO INTEGRATED SECURITY	5570-000	23550109	1/23/2015	1/23/2015	301.00	0.00	301.00
EJJ001	1/23/15	FLS r/m						Check Total:	301.00	0.00	301.00
1843	2/26/2015	02/15	CBTE01	CBRE TECHNICAL SERVICES LLC	5560-000	TS0086075P	2/18/2015	2/18/2015	1,834.27	0.00	1,834.27
EJJ001	1/31-2/13/15	bldg engr	10540105410084					Check Total:	1,834.27	0.00	1,834.27
1844	2/26/2015	02/15	HAMA01	HARVARD MAINTENANCE INC	5210-000	717617	2/13/2015	2/13/2015	327.31	0.00	327.31
EJJ001	2/15	janitorial services						Check Total:	327.31	0.00	327.31
1845	2/26/2015	02/15	VD209413	PLUNKETTS PEST CONTROL INC	5620-000	3918396	2/1/2015	2/1/2015	389.41	0.00	389.41
EJJ001	2/15	pest control						Check Total:	389.41	0.00	389.41
1846	2/26/2015	02/15	VD251723	TYCO INTEGRATED SECURITY	5710-000	23673976	2/7/2015	3/1/2015	983.35	0.00	983.35
EJJ001	3/1-3/31/15	monitor FLS						Check Total:	983.35	0.00	983.35
AP022015	2/20/2015	02/15	CENPOI	CENTERPOINTE ENERGY	5120-000	7087-0115	1/23/2015	Hand Check	1,361.49	0.00	1,361.49
EJJ001	12/19-1/21/15	gas					1/23/2015	1/23/2015			

Database: CBRE STANDARD  
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Check Register  
 CBRE STANDARD  
 Blake Road Building

Page: 4  
 Date: 3/4/2015  
 Time: 01:25 PM

02/15 Through 02/15

Check #	Entity	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
										1,381.49	0.00	1,381.49
										74,012.58	0.00	74,012.58
										74,012.58	0.00	74,012.58

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