



# MEMORANDUM

Date: January 15, 2014  
TO: HOPKINS COLD STORAGE  
FROM: LASALLE MANAGEMENT GROUP, LTD.  
RE: **DECEMBER 2014 MANAGEMENT REPORT**

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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.

Income	1,255,176	1,233,850	21,326	1.73
Operating Exp. & Taxes	1,297,614	1,187,601	110,013	9.26
Net Operating Income	-42,438	46,249	(88,687)	(191.76)

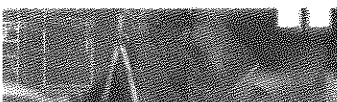
A summary of the monthly financial activity for the property is as follows:

With a strong December our income levels for the year came back up to normal. Our failure to cover all of our expenses on the building related entirely to unanticipated expenses.

Our operating expenses ran slightly high in December due largely to relatively small exterior repair to the roof.

I am still encouraged by the income changes this month.

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



Database: CBRE STANDARD  
 ENTITY: EJG001

Check Register  
 CBRE STANDARD  
 Blake Road Building  
 12/14 Through 12/14

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 Date: 1/12/2015  
 Time: 01:48 PM

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
1785 EJG001	12/4/2014 11/6-11/21/14 bldg engr	12/14	CBTE01 10540105410084	CBRE TECHNICAL SERVICES LLC 5560-000	TS0079947P	11/23/2014	11/23/2014	2,007.83	0.00	2,007.83
							Check Total:	2,007.83	0.00	2,007.83
1786 EJG001	12/4/2014 11/16-12/15/14 FLS sys	12/14	CW3161 952938-0065667	CENTURYLINK 5570-000	80065-1114	11/16/2014	12/6/2014	185.13	0.00	185.13
							Check Total:	185.13	0.00	185.13
1787 EJG001 EJG001	12/4/2014 10/22-11/20/14 elec 10/22-11/22/14 elec	12/14	VD121444 51-0372606-9 51-0372616-1	XCEL ENERGY 5110-000 5110-000	6069-1114 6161-1114	11/21/2014 11/24/2014	12/19/2014 12/22/2014	16.81 246.95	0.00 0.00	16.81 246.95
							Check Total:	263.76	0.00	263.76
1788 EJG001	12/4/2014 11/10-11/19/14 remove s	12/14	VD212901	A-SCAPE INC 5670-000	31644	11/20/2014	12/20/2014	5,118.00	0.00	5,118.00
1789 EJG001	12/10/2014 11/26/14 roof leak	12/14	ALRO03	ALLWEATHER ROOF INC 5510-000	50905	11/26/2014	11/26/2014	245.50	0.00	245.50
1790 EJG001	12/10/2014 10/21-11/20/14 gas	12/14	CENPO1 9234714-5	CENTERPOINTE ENERGY 5120-000	7145-1114	11/24/2014	12/22/2014	991.53	0.00	991.53
							Check Total:	991.53	0.00	991.53
1791 EJG001	12/10/2014 Carried to 1792	12/14	CIHO02	CITY OF HOPKINS 5130-000	1502-1214	12/1/2014	12/1/2014	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
1792 EJG001 EJG001 EJG001 EJG001	12/10/2014 10/10-11/7/14 water/sew 10/10-11/7/14 water/sew 10/10-11/7/14 water/sew 10/31-11/30/14 storm se	12/14	CIHO02	CITY OF HOPKINS 5130-000 5130-000 5130-000 5130-000	2002-1214 2302-1214 2502-1214 27200-1214	12/1/2014 12/1/2014 12/1/2014 12/1/2014	12/1/2014 12/1/2014 12/1/2014 12/1/2014	5.29 0.17 1.06 8.74	0.00 0.00 0.00 0.00	5.29 0.17 1.06 8.74
							Check Total:	15.26	0.00	15.26
							Unused - Continued Check	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00

12/14 Through 12/14

Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
Entity	Reference		Address ID	Account Number						
EJG001	10/10-11/7/14	water/sew	42-200275-02	5130-000	27502-1214	12/1/2014	12/22/2014	2,438.51	0.00	2,438.51
EJG001	10/10-11/7/14	water/sew		5130-000	3502-1214	12/1/2014	12/1/2014	30.07	0.00	30.07
EJG001	10/10-11/7/14	water/sew		5130-000	1502-1214	12/1/2014	12/1/2014	24.27	0.00	24.27
							<b>Check Total:</b>	<b>2,508.11</b>	<b>0.00</b>	<b>2,508.11</b>
<b>1793</b>	<b>12/10/2014</b>	<b>12/14</b>	<b>CV6693</b>	<b>METRO WATER CONDITIONING INC</b>						
EJG001	11/3/14	water treatment		5430-000	16033	11/3/2014	11/3/2014	135.00	0.00	135.00
							<b>Check Total:</b>	<b>135.00</b>	<b>0.00</b>	<b>135.00</b>
<b>1794</b>	<b>12/10/2014</b>	<b>12/14</b>	<b>CW1817</b>	<b>KRECH IRON WORKS INC</b>						
EJG001	11/21/14	repair guards	325BLAKERD	5540-000	6668	11/21/2014	11/21/2014	720.00	0.00	720.00
EJG001	11/21/14	ext stair repair	325BLAKERD	5540-000	6669	11/21/2014	11/21/2014	430.00	0.00	430.00
EJG001	11/21/14	ext door railing	325BLAKERD	5540-000	6670	11/21/2014	11/21/2014	598.00	0.00	598.00
EJG001	11/21/14	install/paint bolli	325BLAKERD	5540-000	6671	11/21/2014	11/21/2014	497.00	0.00	497.00
							<b>Check Total:</b>	<b>2,245.00</b>	<b>0.00</b>	<b>2,245.00</b>
<b>1795</b>	<b>12/10/2014</b>	<b>12/14</b>	<b>VD209118</b>	<b>XCEL ENERGY</b>						
EJG001	10/22-11/22/14	elec	51-0319325-7	5110-000	3257-1114	11/28/2014	12/21/2014	34,100.31	0.00	34,100.31
							<b>Check Total:</b>	<b>34,100.31</b>	<b>0.00</b>	<b>34,100.31</b>
<b>1796</b>	<b>12/10/2014</b>	<b>12/14</b>	<b>VD209413</b>	<b>PLUNKETTS PEST CONTROL INC</b>						
EJG001	12/1/14	pest control		5620-000	3851567	12/1/2014	12/1/2014	389.41	0.00	389.41
							<b>Check Total:</b>	<b>389.41</b>	<b>0.00</b>	<b>389.41</b>
<b>1797</b>	<b>12/18/2014</b>	<b>12/14</b>	<b>CBTE01</b>	<b>CBRE TECHNICAL SERVICES LLC</b>						
EJG001	11/22-12/05/14	bidg engi	10540105410084E	5540-000	TS0081108P	12/5/2014	12/5/2014	2,088.14	0.00	2,088.14
EJG001	12/1/14	keys	10540105410084E	5550-000	TS0081108P	12/5/2014	12/5/2014	28.43	0.00	28.43
							<b>Check Total:</b>	<b>2,116.57</b>	<b>0.00</b>	<b>2,116.57</b>
<b>1798</b>	<b>12/18/2014</b>	<b>12/14</b>	<b>CZ4692</b>	<b>WHEELER HARDWARE COMPANY</b>						
EJG001	12/8/14	misc ext repairs	CONTRACT#844	5540-000	SPI47040	12/8/2014	1/7/2015	2,002.72	0.00	2,002.72
							<b>Check Total:</b>	<b>2,002.72</b>	<b>0.00</b>	<b>2,002.72</b>
<b>1799</b>	<b>12/18/2014</b>	<b>12/14</b>	<b>GARE05</b>	<b>GARTNER REFRIGERATION AND</b>						
							<b>Check Total:</b>	<b>2,002.72</b>	<b>0.00</b>	<b>2,002.72</b>

**Unused - Continued Check**

12/14 Through 12/14

Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
Entity	Reference		Address ID	Account Number	Invoice Number	Date		Amount	Amount	Amount
			P.O. Number							
EJG001	Carried to 1801			5410-000	15034	12/7/2014	12/18/2014	0.00	0.00	0.00
Check Total: 0.00										
<b>1800</b>	<b>12/18/2014</b>	<b>12/14</b>	<b>GARE05</b>	<b>GARTNER REFRIGERATION AND</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
EJG001	Carried to 1801			5410-000	15034	12/7/2014	12/18/2014	0.00	0.00	0.00
Check Total: 0.00										
<b>1801</b>	<b>12/18/2014</b>	<b>12/14</b>	<b>GARE05</b>	<b>GARTNER REFRIGERATION AND</b>						
EJG001	11/6-11/12/14 adj temp ri			5430-000	46451	12/8/2014	1/7/2015	655.00	0.00	655.00
EJG001	11/6/14 repl dock filters			5420-000	46452	12/8/2014	1/7/2015	131.00	0.00	131.00
EJG001	11/12/14 rpl hallway heat			5430-000	46454	12/8/2014	1/7/2015	313.73	0.00	313.73
EJG001	11/26, 12/1, 12/2 Adj Trm			5430-000	46472	12/11/2014	1/10/2015	393.00	0.00	393.00
EJG001	11/20, 11/25/14 Adj Trmp			5430-000	46473	12/11/2014	1/10/2015	393.00	0.00	393.00
EJG001	11/14/14 Dock Filters			5420-000	46474	12/11/2014	1/10/2015	327.50	0.00	327.50
EJG001	11/26/14 Dock Filters			5420-000	46475	12/11/2014	1/10/2015	131.00	0.00	131.00
EJG001	12/11/14 Replace Heater			5430-000	46476	12/11/2014	1/10/2015	1,123.40	0.00	1,123.40
EJG001	11/13/14 Replace Pmtr F			5430-000	46477	12/11/2014	1/10/2015	653.66	0.00	653.66
EJG001	11/20/14 Rplce Frick Trm			5430-000	46478	12/11/2014	1/10/2015	507.63	0.00	507.63
EJG001	11/24/14 Defrost Rm 23,			5430-000	46479	12/11/2014	1/10/2015	786.00	0.00	786.00
EJG001	11/26/14 Rm 26 HVAC L			5430-000	46480	12/11/2014	1/1/2015	131.00	0.00	131.00
EJG001	12/3/14 Cln Condnsr Sur			5430-000	46481	12/11/2014	1/10/2015	524.00	0.00	524.00
EJG001	11/24/14 Rm 10 Lift Repl			5430-000	46487	12/11/2014	1/10/2015	784.00	0.00	784.00
EJG001	12/7/14 HVAC cont			5410-000	15034	12/7/2014	12/18/2014	12,185.50	0.00	12,185.50
Check Total: 19,039.42										
<b>1802</b>	<b>12/18/2014</b>	<b>12/14</b>	<b>HAMA01</b>	<b>HARVARD MAINTENANCE INC</b>						
EJG001	12/14 cleaning			5210-000	705047	12/1/2014	12/1/2014	295.29	0.00	295.29
EJG001	11/30/14 defrost freezers			5210-000	705580	11/30/2014	11/30/2014	1,141.14	0.00	1,141.14
Check Total: 1,436.43										
<b>1803</b>	<b>12/18/2014</b>	<b>12/14</b>	<b>VD212901</b>	<b>A-SCAPE INC</b>						
EJG001	11/24-12/1/14 remove sn 4160			5670-000	31670	12/3/2014	1/2/2015	1,861.50	0.00	1,861.50
Check Total: 1,861.50										
<b>1804</b>	<b>12/18/2014</b>	<b>12/14</b>	<b>VD251283</b>	<b>PARAMOUNT PAINTING INC</b>						
EJG001	12/5/14 ext painting			5580-000	3301	12/5/2014	12/5/2014	250.00	0.00	250.00

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Check #	Check Date	Check Pd	Entity	Vendor/Alternate Address ID	P.O. Number	Vendor Name	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount	
1805	12/18/2014	12/14		VD251723		TYCO INTEGRATED SECURITY	5710-000	23291956	12/16/2014	1/1/2015	250.00	0.00	250.00	
EJJ001	1/1-1/31/15										983.35	0.00	983.35	
											Check Total:	0.00		
AP121914A	12/19/2014	12/14		CENPOI		CENTERPOINTE ENERGY	5120-000	7087-1114	11/21/2014	11/21/2014	1,008.10	0.00	1,008.10	
EJJ001	10/17-11/20/14	gas									1,008.10	0.00	1,008.10	
											Check Total:	0.00		
AP121914B	12/19/2014	12/14		CENPOI		CENTERPOINTE ENERGY	5120-000	47087-1214	12/23/2014	1/20/2015	-116.68	0.00	-116.68	
EJJ001	12/12/14	MN INTERIM F 9234708-7									-116.68	0.00	-116.68	
											Check Total:	0.00		
											Blake Road Building Total:	76,770.99	0.00	76,770.99
											Grand Total:	76,770.99	0.00	76,770.99