



MRI Software Reports

Property Financials

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This packet contains a sample of reports that are available within MRI Commercial Management, Accounts Payable, and General Ledger. All MRI reports can be modified by clients or by MRI using MRI Report Design.

Database: MRISALES
ENTITY: 500

Balance Sheet
MRI Demonstrations
Metro Center

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Accrual

Sep 2016

Assets

Current Assets

Cash - Operating	1,436,506.54
Commercial Tenant A/R	21,801.98
Other A/R	3,155.50
Due To/From Metro Center	(3,000.00)

Total Current Assets	1,458,464.02
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Long-Term Assets

Land & Improvements	400,000.00
Building	2,850,000.00
A/D - Building & Impr	(420,193.74)
Tenant Improvements	55,000.00
A/D - Tenant Improvements	(36,792.18)
Work In Process	4,950.00
FASB Rent Adjustment	48,927.78
Prepaid Lease Commissions	110,000.00
Amortization - Lease Comm	(73,583.86)

Total Long-Term Assets	2,938,308.00
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Total Assets	4,396,772.02
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Liabilities

Current Liabilities

A/P - Vendors	4,580.93
Accrued Expenses	14,000.00
Security Deposit	42,489.58

Total Current Liabilities	61,070.51
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Long-Term Liabilities

Mortgage Payable	3,125,613.03
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Total Long-Term Liabilities	3,125,613.03
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Total Liabilities	3,186,683.54
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Owner's Equity

PY Retained Earnings	869,868.03
CY Retained Earnings	339,984.22
Partners Equity	(29,640.00)
Contributions	75,000.00
Distributions	(45,123.77)

Total Owner's Equity	1,210,088.48
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Total Liabilities & Owner's Equity	4,396,772.02
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Database: MRISALES
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Comparative Income Statement
INCOME STATEMENT
MRI Demonstrations
Metro Center

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Accrual

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Sep 2016	Sep 2016	Variance		Sep 2016	Sep 2016	Variance	
REVENUE								
Parking Income	0.00	0.00	0.00	0.00%	3,650.00	0.00	3,650.00	0.00%
Mgmt Fee Income	0.00	0.00	0.00	0.00%	5,000.00	0.00	5,000.00	0.00%
Other Tenant Income	0.00	0.00	0.00	0.00%	(20,500.00)	0.00	(20,500.00)	0.00%
Commercial Rent Income	88,427.08	89,589.00	(1,161.92)	-1.30%	789,135.39	781,751.00	7,384.39	0.94%
Common Area Maintenance	23,513.36	15,849.00	7,664.36	48.36%	209,117.54	149,257.00	59,860.54	40.11%
Property Insurance	0.00	0.00	0.00	0.00%	2,268.00	0.00	2,268.00	0.00%
Tax Reimbursement	967.29	730.00	237.29	32.51%	7,281.87	6,570.00	711.87	10.84%
Other Income	830.52	0.00	830.52	0.00%	2,491.56	0.00	2,491.56	0.00%
Late Fees	0.00	0.00	0.00	0.00%	2,448.84	0.00	2,448.84	0.00%
Storage Rent	177.97	0.00	177.97	0.00%	533.91	0.00	533.91	0.00%
Parking Charges	5,313.34	0.00	5,313.34	0.00%	7,375.00	1,500.00	5,875.00	391.67%
FASB Rent Adjustment	2,708.34	(113.00)	2,821.34	2496.76%	(12,738.78)	(1,017.00)	(11,721.78)	-1152.58%
Total Revenue	121,937.90	106,055.00	15,882.90	14.98%	996,063.33	938,061.00	58,002.33	6.18%
EXPENSES								
Recoverable Expenses								
Gas	6,503.42	6,641.00	137.58	2.07%	58,220.84	58,791.00	570.16	0.97%
Electric	2,229.95	2,230.00	0.05	0.00%	19,989.81	19,889.00	(100.81)	-0.51%
Water & Sewer	3,104.42	3,104.00	(0.42)	-0.01%	30,068.79	30,068.00	(0.79)	0.00%
Landscaping	1,537.79	1,694.00	156.21	9.22%	25,441.35	11,707.00	(13,734.35)	-117.32%
Snow Removal	0.00	0.00	0.00	0.00%	7,610.67	4,140.00	(3,470.67)	-83.83%
Parking Lot Repairs	0.00	0.00	0.00	0.00%	6,000.00	0.00	(6,000.00)	0.00%
Cleaning	0.00	0.00	0.00	0.00%	500.00	0.00	(500.00)	0.00%
Contract Cleaning	5,635.83	5,621.00	(14.83)	-0.26%	74,258.30	50,589.00	(23,669.30)	-46.79%
Supplies	839.45	840.00	0.55	0.07%	7,527.63	6,836.00	(691.63)	-10.12%
Real Estate Taxes	0.00	0.00	0.00	0.00%	103,397.58	103,179.00	(218.58)	-0.21%
Property Insurance	5,749.06	5,750.00	0.94	0.02%	51,781.82	51,783.00	1.18	0.00%
Administrative	0.00	0.00	0.00	0.00%	600.00	0.00	(600.00)	0.00%
Salaries and Benefits	2,777.60	3,443.00	665.40	19.33%	19,382.23	23,293.00	3,910.77	16.79%
Office Supplies	203.94	204.00	0.06	0.03%	2,566.11	2,412.00	(154.11)	-6.39%
Bank Fees	0.00	0.00	0.00	0.00%	26.50	0.00	(26.50)	0.00%
Property Management Fees	0.00	7,993.00	7,993.00	100.00%	39,777.38	82,556.00	42,778.62	51.82%
Total Recoverable Expenses	28,581.46	37,520.00	8,938.54	23.82%	447,149.01	445,243.00	(1,906.01)	-0.43%

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Comparative Income Statement
INCOME STATEMENT
MRI Demonstrations
Metro Center

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Accrual

	Current Period				Year-To-Date			
	Actual Thru: Sep 2016	Budget Sep 2016	Variance		Actual Sep 2016	Budget Sep 2016	Variance	
Non-Recoverable Expenses								
Elevator Repairs and Main	0.00	0.00	0.00	0.00%	10.00	0.00	(10.00)	0.00%
Tenant Bill Backs	(151.00)	0.00	151.00	0.00%	(1,255.50)	0.00	1,255.50	0.00%
Cleaning	0.00	0.00	0.00	0.00%	1,000.00	0.00	(1,000.00)	0.00%
Supplies	0.00	0.00	0.00	0.00%	(125.00)	0.00	125.00	0.00%
Salaries and Benefits	1,721.64	0.00	(1,721.64)	0.00%	10,099.49	7,838.00	(2,261.49)	-28.85%
Office Supplies	203.94	1,250.00	1,046.06	83.68%	2,566.11	3,434.00	867.89	25.27%
Salaries and Benefits	0.00	1,208.00	1,208.00	100.00%	11,082.80	10,872.00	(210.80)	-1.94%
Leasing Commissions	0.00	606.00	606.00	100.00%	0.00	4,518.00	4,518.00	100.00%
Travel and Entertainment	1,609.89	2,021.00	411.11	20.34%	17,160.83	18,189.00	1,028.17	5.65%
Total Non-Recoverable Expenses	3,384.47	5,085.00	1,700.53	33.44%	40,538.73	44,851.00	4,312.27	9.61%
NET OPERATING INCOME	89,971.97	63,450.00	26,521.97	41.80%	508,375.59	447,967.00	60,408.59	13.49%
Other Income and Expense								
Mortgage Interest	11,106.09	0.00	(11,106.09)	0.00%	101,243.18	0.00	(101,243.18)	0.00%
Bank Interest	0.00	0.00	0.00	0.00%	(34.23)	0.00	34.23	0.00%
Depr - Bldg and Improve	6,089.74	0.00	(6,089.74)	0.00%	54,807.66	0.00	(54,807.66)	0.00%
Depr - Tenant Improve	430.54	2,085.00	1,654.46	79.35%	4,124.86	15,480.00	11,355.14	73.35%
Amort - Lease Commissions	861.10	0.00	(861.10)	0.00%	8,249.90	0.00	(8,249.90)	0.00%
Total Other Income and Expense	18,487.47	2,085.00	(16,402.47)	-786.69%	168,391.37	15,480.00	(152,911.37)	-987.80%
NET INCOME	71,484.50	61,365.00	10,119.50	16.49%	339,984.22	432,487.00	(92,502.78)	-21.39%

Income Statement
Statement of Cash Flows
MRI Demonstrations
Consolidated

Accrual

	Current Period	Year-To-Date
	1 Month	9 Months
Thru:	Sep 2016	Sep 2016

Cash Flows From Operating Activities

Operating Income (EBIT)	89,971.97	508,375.59
Interest	(11,106.09)	(101,208.95)
Change in Accounts Receivable	(4,176.99)	105,467.18
Change in Prepaid Income	(163.34)	0.00
Change in Accounts Payable	3,267.68	766.14
Change in Accrued Expenses	0.00	14,000.00
Change in Inter-Company	0.00	27,830.00
FASB Rent Adjustment	(2,708.34)	12,738.78

Net Cash Flow from Operating Activities	75,084.89	567,968.74
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Cash Flows From Investing Activities

Work in Process	0.00	(1,250.00)
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Net Cash Flow from Investment Activities	0.00	(1,250.00)
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Cash Flows from Financing Activities

Loan Setup (Payments)	(10,224.31)	(90,730.42)
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Distributions	0.00	(45,123.77)
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Contributions	0.00	75,000.00
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Net Cash Flow from Financing Activities	(10,224.31)	(60,854.19)
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Net Change In Cash	64,860.58	505,864.55
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Beginning Cash Balance	1,371,645.96	930,641.99
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Ending Cash Balance	1,436,506.54	1,436,506.54
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Cash - Operating	1,436,506.54	1,436,506.54
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Ending Cash Balance per General Ledger	1,436,506.54	1,436,506.54
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ENTITY: 500	MRI Demonstrations		Date: 10/7/2016
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Accrual	Year to Date Balances for period 09/16		
Account	Description	Debit	Credit
1110-000	Cash - Operating	1,436,506.54	
1220-000	Commercial Tenant A/R	21,801.98	
1230-000	Other A/R	3,155.50	
1310-500	Due To/From Metro Center		3,000.00
1410-000	Land & Improvements	400,000.00	
1500-000	Building	2,850,000.00	
1511-000	A/D - Building & Impr		420,193.74
1520-000	Tenant Improvements	55,000.00	
1521-000	A/D - Tenant Improvements		36,792.18
1590-000	Work In Process	4,950.00	
1910-000	FASB Rent Adjustment	48,927.78	
1920-000	Prepaid Lease Commissions	110,000.00	
1921-000	Amortization - Lease Comm		73,583.86
2010-000	A/P - Vendors		4,580.93
2030-000	Accrued Expenses		14,000.00
2110-000	Security Deposit		42,489.58
2510-000	Mortgage Payable		3,125,613.03
3100-000	PY Retained Earnings		869,868.03
3300-000	Partners Equity	29,640.00	
3300-001	Contributions		75,000.00
3300-002	Distributions	45,123.77	
4210-000	Parking Income		3,650.00
4211-000	Mgmt Fee Income		5,000.00
4300-000	Other Tenant Income	20,500.00	
5110-000	Commercial Rent Income		789,135.39
5210-000	Common Area Maintenance		209,117.54
5220-000	Property Insurance		2,268.00
5240-000	Tax Reimbursement		7,281.87
5300-000	Other Income		2,491.56
5310-000	Late Fees		2,448.84
5320-000	Storage Rent		533.91
5330-000	Parking Charges		7,375.00
5400-000	FASB Rent Adjustment	12,738.78	
6110-000	Gas	58,220.84	
6120-000	Electric	19,989.81	
6130-000	Water & Sewer	30,068.79	
6310-000	Landscaping	25,441.35	
6320-000	Snow Removal	7,610.67	
6330-000	Parking Lot Repairs	6,000.00	
6400-000	Cleaning	500.00	
6410-000	Contract Cleaning	74,258.30	
6420-000	Supplies	7,527.63	
6510-000	Real Estate Taxes	103,397.58	
6520-000	Property Insurance	51,781.82	
6600-000	Administrative	600.00	
6610-000	Salaries and Benefits	19,382.23	
6630-000	Office Supplies	2,566.11	
6650-000	Bank Fees	26.50	
6710-000	Property Management Fees	39,777.38	
7201-000	Elevator Repairs and Main	10.00	
7250-000	Tenant Bill Backs		1,255.50
7400-000	Cleaning	1,000.00	
7420-000	Supplies		125.00
7610-000	Salaries and Benefits	10,099.49	
7630-000	Office Supplies	2,566.11	
7810-000	Salaries and Benefits	11,082.80	

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Trial Balance
MRI Demonstrations
Metro Center

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Accrual

Year to Date Balances for period 09/16

Account	Description	Debit	Credit
7860-000	Travel and Entertainment	17,160.83	
8100-000	Mortgage Interest	101,243.18	
8250-000	Bank Interest		34.23
8410-000	Depr - Bldg and Improve	54,807.66	
8420-000	Depr - Tenant Improve	4,124.86	
8510-000	Amort - Lease Commissions	8,249.90	
Total:		5,695,838.19	5,695,838.19

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General Ledger
MRI Demonstrations
Metro Center

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Accrual 09/16 - 09/16

Account Entity	Period	Entry Date	Src Reference	Site Id	Job Code	Dept	Description	Debit	Credit	Balance
1000-000		Cash					<i>Balance Forward</i>			<i>0.00</i>
1110-000		Cash - Operating					<i>Balance Forward</i>			<i>1,371,645.96</i>
500	09/16	9/20/2016	AP 000546	@			1357 9/16/2016 AJAX Cleaning	0.00	1,200.00	1,370,445.96
500	09/16	9/20/2016	AP 000546	@			1357 9/20/2016 AJAX Cleaning	1,200.00	0.00	1,371,645.96
500	09/16	9/30/2016	AP 000584	@			A/P Cash Disbursed for checks 1362-1363	0.00	5,515.83	1,366,130.13
500	09/16	9/30/2016	AP 000588	@			A/P Cash Disbursed for checks 1367-1373	0.00	44,663.82	1,321,466.31
500	09/16	9/7/2016	CM 000340	@			HO0005 00000615 61651 Cash Recpt CAM	4,000.00	0.00	1,325,466.31
500	09/16	9/7/2016	CM 000340	@			HO0005 00000615 61651 Cash Recpt RNT	13,000.00	0.00	1,338,466.31
500	09/16	9/30/2016	CM 000425	@			HO0004 00000617 Cash Recpt CAM Common	50.00	0.00	1,338,516.31
500	09/16	9/30/2016	CM 000425	@			HO0004 00000617 Paymnt Rev PKG Parking	0.00	50.00	1,338,466.31
500	09/16	9/30/2016	CM 000425	@			HO0003 00000631 22334 Cash Recpt CAM	100.00	0.00	1,338,566.31
500	09/16	9/30/2016	CM 000425	@			HO0004 00000631 33445 Cash Recpt CAM	1,400.00	0.00	1,339,966.31
500	09/16	9/30/2016	CM 000425	@			HO0002 00000676 6760 Cash Recpt CAM	1,518.02	0.00	1,341,484.33
500	09/16	9/30/2016	CM 000425	@			HO0003 00000676 6761 Cash Recpt CAM	2,181.86	0.00	1,343,666.19
500	09/16	9/30/2016	CM 000425	@			HO0004 00000676 6762 Cash Recpt CAM	2,887.25	0.00	1,346,553.44
500	09/16	9/30/2016	CM 000425	@			HO0006 00000676 6763 Cash Recpt CAM	5,684.68	0.00	1,352,238.12
500	09/16	9/30/2016	CM 000425	@			000038 00000676 676 Cash Recpt PKG	75.00	0.00	1,352,313.12
500	09/16	9/30/2016	CM 000425	@			HO0003 00000676 6761 Cash Recpt PKG	125.00	0.00	1,352,438.12
500	09/16	9/30/2016	CM 000425	@			HO0002 00000676 6760 Cash Recpt RNT	4,687.50	0.00	1,357,125.62
500	09/16	9/30/2016	CM 000425	@			HO0003 00000676 6761 Cash Recpt RNT	28,437.50	0.00	1,385,563.12
500	09/16	9/30/2016	CM 000425	@			HO0004 00000676 6762 Cash Recpt RNT	14,687.50	0.00	1,400,250.62
500	09/16	9/30/2016	CM 000425	@			HO0006 00000676 6763 Cash Recpt RNT	12,500.00	0.00	1,412,750.62
500	09/16	9/30/2016	CM 000425	@			HO0002 00000676 6760 Cash Recpt RTX	730.00	0.00	1,413,480.62
500	09/16	9/30/2016	CM 000425	@			HO0007 00000679 679 Cash Recpt CAM	4,915.56	0.00	1,418,396.18
500	09/16	9/30/2016	CM 000425	@			HO0007 00000679 679 Cash Recpt RNT	11,864.58	0.00	1,430,260.76
500	09/16	9/30/2016	CM 000425	@			HO0007 00000679 679 Cash Recpt STO	177.97	0.00	1,430,438.73
500	09/16	9/30/2016	CM 000425	@			HO0007 00000679 679 Cash Recpt STX	830.52	0.00	1,431,269.25
500	09/16	9/30/2016	CM 000425	@			HO0007 00000679 679 Cash Recpt TAX	237.29	0.00	1,431,506.54
500	09/16	9/27/2016	JE 000656	@			Parking	5,000.00	0.00	1,436,506.54
** Account Totals								<u>116,290.23</u>	<u>51,429.65</u>	1,436,506.54
1110-001		Cash Account - new prop					<i>Balance Forward</i>			<i>0.00</i>
1110-500		Cash - Metro Center					<i>Balance Forward</i>			<i>0.00</i>
1200-000		A/R Tenant Receivables					<i>Balance Forward</i>			<i>0.00</i>

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General Ledger
MRI Demonstrations
Metro Center

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Accrual 09/16 - 09/16

Account Entity	Period	Entry Date	Src Reference	Site Id	Job Code	Dept	Description	Debit	Credit	Balance
1220-000			Commercial Tenant A/R				<i>Balance Forward</i>			<i>17,775.99</i>
500	09/16	9/1/2016	CM 000336	@			00000611 Rentup CAM Common Area Mainte	23,513.36	0.00	41,289.35
500	09/16	9/1/2016	CM 000336	@			00000611 Rentup PKG Parking	200.00	0.00	41,489.35
500	09/16	9/1/2016	CM 000336	@			00000611 Rentup RNT Base Rent	88,427.08	0.00	129,916.43
500	09/16	9/1/2016	CM 000336	@			00000611 Rentup RTX Real Estate Tax	730.00	0.00	130,646.43
500	09/16	9/1/2016	CM 000336	@			HO0007 00000611 Charge STO Storage	177.97	0.00	130,824.40
500	09/16	9/1/2016	CM 000336	@			HO0007 00000611 Charge STX Service	830.52	0.00	131,654.92
500	09/16	9/1/2016	CM 000336	@			HO0007 00000611 Charge TAX Real Estate	237.29	0.00	131,892.21
500	09/16	9/1/2016	CM 000336	@			HO0007 00000611 Charge TI TI	118.65	0.00	132,010.86
500	09/16	9/7/2016	CM 000340	@			HO0005 00000615 61651 Cash Recpt CAM	0.00	4,000.00	128,010.86
500	09/16	9/7/2016	CM 000340	@			HO0005 00000615 61651 Cash Recpt RNT	0.00	13,000.00	115,010.86
500	09/16	9/30/2016	CM 000425	@			HO0004 00000612 Non-Cash Adj PKG	0.00	50.00	114,960.86
500	09/16	9/30/2016	CM 000425	@			HO0004 00000617 Cash Recpt CAM Common	0.00	50.00	114,910.86
500	09/16	9/30/2016	CM 000425	@			HO0004 00000617 Paymnt Rev PKG Parking	50.00	0.00	114,960.86
500	09/16	9/30/2016	CM 000425	@			HO0003 00000631 22334 Cash Recpt CAM	0.00	100.00	114,860.86
500	09/16	9/30/2016	CM 000425	@			HO0004 00000631 33445 Cash Recpt CAM	0.00	1,400.00	113,460.86
500	09/16	9/30/2016	CM 000425	@			HO0002 00000676 6760 Cash Recpt CAM	0.00	1,518.02	111,942.84
500	09/16	9/30/2016	CM 000425	@			HO0003 00000676 6761 Cash Recpt CAM	0.00	2,181.86	109,760.98
500	09/16	9/30/2016	CM 000425	@			HO0004 00000676 6762 Cash Recpt CAM	0.00	2,887.25	106,873.73
500	09/16	9/30/2016	CM 000425	@			HO0006 00000676 6763 Cash Recpt CAM	0.00	5,684.68	101,189.05
500	09/16	9/30/2016	CM 000425	@			000038 00000676 676 Cash Recpt PKG	0.00	75.00	101,114.05
500	09/16	9/30/2016	CM 000425	@			HO0003 00000676 6761 Cash Recpt PKG	0.00	125.00	100,989.05
500	09/16	9/30/2016	CM 000425	@			HO0002 00000676 6760 Cash Recpt RNT	0.00	4,687.50	96,301.55
500	09/16	9/30/2016	CM 000425	@			HO0003 00000676 6761 Cash Recpt RNT	0.00	28,437.50	67,864.05
500	09/16	9/30/2016	CM 000425	@			HO0004 00000676 6762 Cash Recpt RNT	0.00	14,687.50	53,176.55
500	09/16	9/30/2016	CM 000425	@			HO0006 00000676 6763 Cash Recpt RNT	0.00	12,500.00	40,676.55
500	09/16	9/30/2016	CM 000425	@			HO0002 00000676 6760 Cash Recpt RTX	0.00	730.00	39,946.55
500	09/16	9/30/2016	CM 000425	@			HO0007 00000676 Non-Cash Adj TI TI	0.00	118.65	39,827.90
500	09/16	9/30/2016	CM 000425	@			HO0007 00000679 679 Cash Recpt CAM	0.00	4,915.56	34,912.34
500	09/16	9/30/2016	CM 000425	@			HO0007 00000679 679 Cash Recpt RNT	0.00	11,864.58	23,047.76
500	09/16	9/30/2016	CM 000425	@			HO0007 00000679 679 Cash Recpt STO	0.00	177.97	22,869.79
500	09/16	9/30/2016	CM 000425	@			HO0007 00000679 679 Cash Recpt STX	0.00	830.52	22,039.27
500	09/16	9/30/2016	CM 000425	@			HO0007 00000679 679 Cash Recpt TAX	0.00	237.29	21,801.98
** Account Totals								114,284.87	110,258.88	21,801.98
1230-000			Other A/R				<i>Balance Forward</i>			<i>3,004.50</i>
500	09/16	9/20/2016	AR 000030	@			121199 00002207 Charge LBR Work Order	25.00	0.00	3,029.50

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Accrual 09/16 - 09/16

Account Entity	Period	Entry Date	Src Reference	Site Id	Job Code	Dept	Description	Debit	Credit	Balance
1230-000 - Other A/R (Continued)										
500	09/16	9/20/2016	AR 000030	@			121199 00002207 Charge LGH Materials	6.00	0.00	3,035.50
500	09/16	9/30/2016	AR 000031	@			0000000000020 00002211 Charge LBR Work	120.00	0.00	3,155.50
** Account Totals								151.00	0.00	3,155.50
1310-500			Due To/From Metro Center				<i>Balance Forward</i>			<i>-3,000.00</i>
1310-510			Due To/From Glenrock				<i>Balance Forward</i>			<i>0.00</i>
1410-000			Land & Improvements				<i>Balance Forward</i>			<i>400,000.00</i>
1500-000			Building				<i>Balance Forward</i>			<i>2,850,000.00</i>
1510-000			Building & Improvements				<i>Balance Forward</i>			<i>0.00</i>
1511-000			A/D - Building & Impr				<i>Balance Forward</i>			<i>-414,104.00</i>
500	09/16	9/1/2016	ST 000612	@			Monthly Bldg Dep	0.00	6,089.74	-420,193.74
** Account Totals								0.00	6,089.74	-420,193.74
1520-000			Tenant Improvements				<i>Balance Forward</i>			<i>55,000.00</i>
1520-100			Tenant Improvement Reimb				<i>Balance Forward</i>			<i>0.00</i>
500	09/16	9/1/2016	CM 000336	@			HO0007 00000611 Charge TI TI	0.00	118.65	-118.65
500	09/16	9/30/2016	CM 000425	@			HO0007 00000676 Non-Cash Adj TI TI	118.65	0.00	0.00
** Account Totals								118.65	118.65	0.00
1521-000			A/D - Tenant Improvements				<i>Balance Forward</i>			<i>-36,361.64</i>
500	09/16	9/1/2016	ST 000613	@			Monthly TI Dep	0.00	430.54	-36,792.18
** Account Totals								0.00	430.54	-36,792.18
1590-000			Work In Process				<i>Balance Forward</i>			<i>4,950.00</i>

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Accrual 09/16 - 09/16

Account Entity	Period	Entry Date	Src Reference	Site Id	Job Code	Dept	Description	Debit	Credit	Balance
1910-000			FASB Rent Adjustment				<i>Balance Forward</i>			<i>46,219.44</i>
500	09/16	9/1/2016	CM 000336	@			HO0005 Straight Line RNT Base	2,916.67	0.00	49,136.11
500	09/16	9/1/2016	CM 000336	@			HO0002 Straight Line RNT Base	0.00	208.33	48,927.78
** Account Totals								<u>2,916.67</u>	<u>208.33</u>	48,927.78
1920-000			Prepaid Lease Commissions				<i>Balance Forward</i>			<i>110,000.00</i>
1921-000			Amortization - Lease Comm				<i>Balance Forward</i>			<i>-72,722.76</i>
500	09/16	9/1/2016	ST 000614	@			Monthly LC Amort	0.00	861.10	-73,583.86
** Account Totals								<u>0.00</u>	<u>861.10</u>	-73,583.86
2000-000			Accounts Payable				<i>Balance Forward</i>			<i>0.00</i>
2010-000			A/P - Vendors				<i>Balance Forward</i>			<i>-1,313.25</i>
500	09/16	9/20/2016	AP 000546	@			A/P Total Payables for 09/16	0.00	29,035.72	-30,348.97
500	09/16	9/20/2016	AP 000546	@			A/P Total Payables for 09/16	0.00	24,211.61	-54,560.58
500	09/16	9/30/2016	AP 000584	@			A/P Total Payables for 09/16	5,315.83	0.00	-49,244.75
500	09/16	9/30/2016	AP 000588	@			A/P Total Payables for 09/16	44,663.82	0.00	-4,580.93
** Account Totals								<u>49,979.65</u>	<u>53,247.33</u>	-4,580.93
2030-000			Accrued Expenses				<i>Balance Forward</i>			<i>-14,000.00</i>
2110-000			Security Deposit				<i>Balance Forward</i>			<i>-42,489.58</i>
2510-000			Mortgage Payable				<i>Balance Forward</i>			<i>-3,135,837.34</i>
500	09/16	9/20/2016	AP 000546	@			201401 Principal Loan METRO	10,224.31	0.00	-3,125,613.03
** Account Totals								<u>10,224.31</u>	<u>0.00</u>	-3,125,613.03
2910-000			Prepaid Rent				<i>Balance Forward</i>			<i>0.00</i>
2920-000			Unearned Income				<i>Balance Forward</i>			<i>-163.34</i>
500	09/16	9/1/2016	CM 000336	@			HO0002 00000505 Charge PKG Parking	163.34	0.00	0.00

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Accrual 09/16 - 09/16

Account Entity	Period	Entry Date	Src Reference	Site Id	Job Code	Dept	Description	Debit	Credit	Balance
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2920-000 - Unearned Income (Continued)

** Account Totals								163.34	0.00	0.00
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3100-000							PY Retained Earnings	<i>Balance Forward</i>		-869,868.03
3300-000							Partners Equity	<i>Balance Forward</i>		29,640.00
3300-001							Contributions	<i>Balance Forward</i>		-75,000.00
3300-002							Distributions	<i>Balance Forward</i>		45,123.77
4200-000							Other Tenant Rental	<i>Balance Forward</i>		0.00
4210-000							Parking Income	<i>Balance Forward</i>		-3,650.00
4211-000							Mgmt Fee Income	<i>Balance Forward</i>		-5,000.00
4300-000							Other Tenant Income	<i>Balance Forward</i>		20,500.00
5110-000							Commercial Rent Income	<i>Balance Forward</i>		-700,708.31
500	09/16	9/1/2016	CM 000336	@			000016 00000611 Rentup RNT Base Rent	0.00	3,250.00	-703,958.31
500	09/16	9/1/2016	CM 000336	@			HO0002 00000611 Rentup RNT Base Rent	0.00	4,687.50	-708,645.81
500	09/16	9/1/2016	CM 000336	@			HO0003 00000611 Rentup RNT Base Rent	0.00	28,437.50	-737,083.31
500	09/16	9/1/2016	CM 000336	@			HO0004 00000611 Rentup RNT Base Rent	0.00	14,687.50	-751,770.81
500	09/16	9/1/2016	CM 000336	@			HO0005 00000611 Rentup RNT Base Rent	0.00	13,000.00	-764,770.81
500	09/16	9/1/2016	CM 000336	@			HO0006 00000611 Rentup RNT Base Rent	0.00	12,500.00	-777,270.81
500	09/16	9/1/2016	CM 000336	@			HO0007 00000611 Rentup RNT Base Rent	0.00	11,864.58	-789,135.39

** Account Totals								0.00	88,427.08	-789,135.39
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5210-000							Common Area Maintenance	<i>Balance Forward</i>		-185,604.18
500	09/16	9/1/2016	CM 000336	@			HO0002 00000611 Rentup CAM Common Area	0.00	1,518.02	-187,122.20
500	09/16	9/1/2016	CM 000336	@			HO0003 00000611 Rentup CAM Common Area	0.00	2,281.86	-189,404.06
500	09/16	9/1/2016	CM 000336	@			HO0004 00000611 Rentup CAM Common Area	0.00	4,337.25	-193,741.31
500	09/16	9/1/2016	CM 000336	@			HO0005 00000611 Rentup CAM Common Area	0.00	4,775.99	-198,517.30
500	09/16	9/1/2016	CM 000336	@			HO0006 00000611 Rentup CAM Common Area	0.00	5,684.68	-204,201.98
500	09/16	9/1/2016	CM 000336	@			HO0007 00000611 Rentup CAM Common Area	0.00	4,915.56	-209,117.54

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Accrual 09/16 - 09/16

Account Entity	Period	Entry Date	Src Reference	Site Id	Job Code	Dept	Description	Debit	Credit	Balance
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5210-000 - Common Area Maintenance (Continued)

** Account Totals								0.00	23,513.36	-209,117.54
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5220-000			Property Insurance				<i>Balance Forward</i>			-2,268.00
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5240-000			Tax Reimbursement				<i>Balance Forward</i>			-6,314.58
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500	09/16	9/1/2016	CM 000336	@			HO0002 00000611 Rentup RTX Real Estate	0.00	730.00	-7,044.58
500	09/16	9/1/2016	CM 000336	@			HO0007 00000611 Charge TAX Real Estate	0.00	237.29	-7,281.87

** Account Totals								0.00	967.29	-7,281.87
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5250-000			Prior Year CAM				<i>Balance Forward</i>			0.00
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5300-000			Other Income				<i>Balance Forward</i>			-1,661.04
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500	09/16	9/1/2016	CM 000336	@			HO0007 00000611 Charge STX Service	0.00	830.52	-2,491.56
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** Account Totals								0.00	830.52	-2,491.56
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5310-000			Late Fees				<i>Balance Forward</i>			-2,448.84
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5320-000			Storage Rent				<i>Balance Forward</i>			-355.94
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500	09/16	9/1/2016	CM 000336	@			HO0007 00000611 Charge STO Storage	0.00	177.97	-533.91
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** Account Totals								0.00	177.97	-533.91
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5330-000			Parking Charges				<i>Balance Forward</i>			-2,061.66
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500	09/16	9/1/2016	CM 000336	@			HO0002 00000505 Charge PKG Parking	0.00	163.34	-2,225.00
500	09/16	9/1/2016	CM 000336	@			000038 00000611 Rentup PKG Parking	0.00	75.00	-2,300.00
500	09/16	9/1/2016	CM 000336	@			HO0003 00000611 Rentup PKG Parking	0.00	125.00	-2,425.00
500	09/16	9/30/2016	CM 000425	@			HO0004 00000612 Non-Cash Adj PKG	50.00	0.00	-2,375.00
500	09/16	9/27/2016	JE 000656	@			Parking	0.00	5,000.00	-7,375.00

** Account Totals								50.00	5,363.34	-7,375.00
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5400-000			FASB Rent Adjustment				<i>Balance Forward</i>			15,447.12
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Accrual 09/16 - 09/16

Account Entity	Period	Entry Date	Src Reference	Site Id	Job Code	Dept	Description	Debit	Credit	Balance
5400-000 - FASB Rent Adjustment (Continued)										
500	09/16	9/1/2016	CM 000336	@			HO0002 Straight Line RNT Base	208.33	0.00	15,655.45
500	09/16	9/1/2016	CM 000336	@			HO0005 Straight Line RNT Base	0.00	2,916.67	12,738.78
** Account Totals								208.33	2,916.67	12,738.78
6000-000	Recoverable Expenses						<i>Balance Forward</i>			<i>0.00</i>
6110-000	Gas						<i>Balance Forward</i>			<i>51,717.42</i>
500	09/16	9/20/2016	AP 000546	@			201609 Natural Gas	6,503.42	0.00	58,220.84
** Account Totals								6,503.42	0.00	58,220.84
6120-000	Electric						<i>Balance Forward</i>			<i>17,759.86</i>
500	09/16	9/20/2016	AP 000546	@			201609 Ele Sub Contract	2,229.95	0.00	19,989.81
** Account Totals								2,229.95	0.00	19,989.81
6130-000	Water & Sewer						<i>Balance Forward</i>			<i>26,964.37</i>
500	09/16	9/20/2016	AP 000546	@			201609 Water and Sewer NE	3,104.42	0.00	30,068.79
** Account Totals								3,104.42	0.00	30,068.79
6200-000	Repairs and Maintenance						<i>Balance Forward</i>			<i>0.00</i>
6300-000	Roads and Grounds						<i>Balance Forward</i>			<i>0.00</i>
6310-000	Landscaping						<i>Balance Forward</i>			<i>23,903.56</i>
500	09/16	9/20/2016	AP 000546	@			201609 Landscaping services	1,537.79	0.00	25,441.35
** Account Totals								1,537.79	0.00	25,441.35
6320-000	Snow Removal						<i>Balance Forward</i>			<i>7,610.67</i>
6330-000	Parking Lot Repairs						<i>Balance Forward</i>			<i>6,000.00</i>

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Accrual 09/16 - 09/16

Account Entity	Period	Entry Date	Src Reference	Site Id	Job Code	Dept	Description	Debit	Credit	Balance
6400-000			Cleaning				<i>Balance Forward</i>			<i>500.00</i>
6410-000			Contract Cleaning				<i>Balance Forward</i>			<i>68,622.47</i>
500	09/16	9/20/2016	AP 000546	@			56663 Cleaning	120.00	0.00	68,742.47
500	09/16	9/20/2016	AP 000546	@			201609 Cleaning	5,315.83	0.00	74,058.30
500	09/16	9/20/2016	AP 000546	@			1357 9/16/2016 Cleaning	1,200.00	0.00	75,258.30
500	09/16	9/20/2016	AP 000546	@			1357 9/20/2016 Wrong Invoice	0.00	1,200.00	74,058.30
500	09/16	9/30/2016	AP 000584	@			1362 9/29/2016 Cleaning	200.00	0.00	74,258.30
** Account Totals								6,835.83	1,200.00	74,258.30
6420-000			Supplies				<i>Balance Forward</i>			<i>6,688.18</i>
500	09/16	9/20/2016	AP 000546	@			201609 Cleaning Supplies	839.45	0.00	7,527.63
** Account Totals								839.45	0.00	7,527.63
6510-000			Real Estate Taxes				<i>Balance Forward</i>			<i>103,397.58</i>
6520-000			Property Insurance				<i>Balance Forward</i>			<i>46,032.76</i>
500	09/16	9/20/2016	AP 000546	@			201609 Insurance	5,749.06	0.00	51,781.82
** Account Totals								5,749.06	0.00	51,781.82
6600-000			Administrative				<i>Balance Forward</i>			<i>600.00</i>
6610-000			Salaries and Benefits				<i>Balance Forward</i>			<i>16,604.63</i>
500	09/16	9/20/2016	AP 000546	@			201609 Admin Salaries	1,721.65	0.00	18,326.28
500	09/16	9/20/2016	AP 000546	@			201609 Leasing Salaries	1,055.95	0.00	19,382.23
** Account Totals								2,777.60	0.00	19,382.23
6620-000			Office Rent				<i>Balance Forward</i>			<i>0.00</i>
6630-000			Office Supplies				<i>Balance Forward</i>			<i>2,362.17</i>
500	09/16	9/20/2016	AP 000546	@			201609 Office Supplies	203.94	0.00	2,566.11

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Accrual 09/16 - 09/16

Account Entity	Period	Entry Date	Src Reference	Site Id	Job Code	Dept	Description	Debit	Credit	Balance
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6630-000 - Office Supplies (Continued)

** Account Totals								203.94	0.00	2,566.11
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6640-000							Other Admin	<i>Balance Forward</i>		<i>0.00</i>
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6650-000							Bank Fees	<i>Balance Forward</i>		<i>26.50</i>
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6700-000							Management Fees	<i>Balance Forward</i>		<i>0.00</i>
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6710-000							Property Management Fees	<i>Balance Forward</i>		<i>39,777.38</i>
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7201-000							Elevator Repairs and Main	<i>Balance Forward</i>		<i>10.00</i>
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7250-000							Tenant Bill Backs	<i>Balance Forward</i>		<i>-1,104.50</i>
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500	09/16	9/20/2016	AR 000030	@			121199 00002207 Charge LBR Work Order	0.00	25.00	-1,129.50
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500	09/16	9/20/2016	AR 000030	@			121199 00002207 Charge LGH Materials	0.00	6.00	-1,135.50
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500	09/16	9/30/2016	AR 000031	@			000000000020 00002211 Charge LBR Work	0.00	120.00	-1,255.50
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** Account Totals								0.00	151.00	-1,255.50
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7300-000							Roads and Grounds	<i>Balance Forward</i>		<i>0.00</i>
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7400-000							Cleaning	<i>Balance Forward</i>		<i>1,000.00</i>
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7420-000							Supplies	<i>Balance Forward</i>		<i>-125.00</i>
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7610-000							Salaries and Benefits	<i>Balance Forward</i>		<i>8,377.85</i>
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500	09/16	9/20/2016	AP 000546	@			201609 Admin Salaries	1,721.64	0.00	10,099.49
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** Account Totals								1,721.64	0.00	10,099.49
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7630-000							Office Supplies	<i>Balance Forward</i>		<i>2,362.17</i>
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500	09/16	9/20/2016	AP 000546	@			201609 Supplies	203.94	0.00	2,566.11
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** Account Totals								203.94	0.00	2,566.11
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Accrual 09/16 - 09/16

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7810-000			Salaries and Benefits				<i>Balance Forward</i>			<i>11,082.80</i>
7860-000			Travel and Entertainment				<i>Balance Forward</i>			<i>15,550.94</i>
500	09/16	9/20/2016	AP 000546	@			201609 T&E	1,609.89	0.00	17,160.83
** Account Totals								1,609.89	0.00	17,160.83
8100-000			Mortgage Interest				<i>Balance Forward</i>			<i>90,137.09</i>
500	09/16	9/20/2016	AP 000546	@			201401 Interest Loan METRO	11,106.09	0.00	101,243.18
** Account Totals								11,106.09	0.00	101,243.18
8250-000			Bank Interest				<i>Balance Forward</i>			<i>-34.23</i>
8410-000			Depr - Bldg and Improve				<i>Balance Forward</i>			<i>48,717.92</i>
500	09/16	9/1/2016	ST 000612	@			Monthly Bldg Dep	6,089.74	0.00	54,807.66
** Account Totals								6,089.74	0.00	54,807.66
8420-000			Depr - Tenant Improve				<i>Balance Forward</i>			<i>3,694.32</i>
500	09/16	9/1/2016	ST 000613	@			Monthly TI Dep	430.54	0.00	4,124.86
** Account Totals								430.54	0.00	4,124.86
8510-000			Amort - Lease Commissions				<i>Balance Forward</i>			<i>7,388.80</i>
500	09/16	9/1/2016	ST 000614	@			Monthly LC Amort	861.10	0.00	8,249.90
** Account Totals								861.10	0.00	8,249.90
** Grand Totals								346,191.45	346,191.45	

Bank PNC500 MRI Program Source: Web
PNC Bank, NA

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number:	1066	
Reconciliation Date:	10/3/2016	
Statement Ending Date:	9/30/2016	
Opening Balance From Statement:		1,388,362.21
Less Cleared Withdrawals:		65,648.57
Add Cleared Deposits:		97,014.31
Less Bank Fees/Other Adjustments:		0.00
Add Interest Earned/Other Adjustments:		0.00
Research Adjustments:		0.00
Adjusted Bank Balance:		1,419,727.95
Ending Balance From Statement:		1,419,727.95
Difference:		0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
8/22/2016	08/16	1344	AP	AJAX Cleaning Service	8,995.83	
8/22/2016	08/16	1346	AP	Edison Electric Utility	2,949.49	
8/22/2016	08/16	1348	AP	Laura Lee	1,710.83	
8/22/2016	08/16	1353	AP	Sunshine Landscaping	3,060.10	
9/29/2016	09/16	1362	AP	AJAX Cleaning Service	200.00	
9/29/2016	09/16	1363	AP	AJAX Cleaning Service	5,315.83	
9/30/2016	09/16	1367	AP	Columbia Gas	6,503.42	
9/30/2016	09/16	1368	AP	Edison Electric Utility	2,229.95	
9/30/2016	09/16	1369	AP	Liberty Insurance	5,749.06	
9/30/2016	09/16	1370	AP	NE Ohio Sewer District	3,104.42	
9/30/2016	09/16	1372	AP	Paychex	4,499.24	
9/30/2016	09/16	1373	AP	PNC Bank, NA	21,330.40	
9/7/2016	09/16	00000615	CM	CM Batch created 2016-09-07 17:30		17,000.00
9/10/2016	09/16	00000676	CM	CM Batch created 2016-09-30 14:19		73,514.31
9/16/2016	09/16	00000631	CM	CM Batch created 2016-09-16 14:09 LM		1,500.00
9/27/2016	09/16	000656	GL	Parking		5,000.00
TOTAL:					65,648.57	97,014.31

Excluded Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
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GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 09/16

Ending Balance From Statement:		1,419,727.95
Outstanding Checks/Other Withdrawal Adjustments:		-1,247.33
Less Outstanding Checks:	1,247.33	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		18,025.92
Add Deposits in Transit:	18,025.92	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		0.00
Adjusted GL Balance:		1,436,506.54
GL Account Balance:		1,436,506.54
Difference:		0.00

Outstanding Checks

Date	Period	Reference	Source	Description	Amount
9/30/2016	09/16	1371	AP	Office Supply Company	1,247.33
Total:					1,247.33

Deposits in Transit

Date	Period	Reference	Source	Description	Amount
9/30/2016	09/16	00000679	CM	CM Batch created 2016-09-30 14:32	18,025.92
Total:					18,025.92

Database: MRISALES

Open Status Report
MRI Demonstrations
Metro Center

Page: 1

ENTITY: 500

Date: 10/7/2016

Time: 5:05 PM

All Invoices open at End of Month thru Fiscal Period 09/16

Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
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Expense Period: 08/16

Vendor: OFCS Office Supply Company

201608	8/4/2016		Cleaning Supplies	6420-000	787.95	0.00	787.95			
201608	8/4/2016		Office Supplies	6630-000	262.65	0.00	262.65			
201608	8/4/2016		Supplies	7630-000	262.65	0.00	262.65			
Expense Period 08/16 Total:					1,313.25	0.00	1,313.25			

Expense Period: 09/16

Vendor: AJAX AJAX Cleaning Service

56663	9/15/2016		Cleaning	6410-000	120.00	0.00	120.00			
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Vendor: LLEE Laura Lee

201609	9/8/2016		T&E	7860-000	1,609.89	0.00	1,609.89			
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Vendor: SNLC Sunshine Landscaping

201609	9/8/2016		Landscaping services	6310-000	1,537.79	0.00	1,537.79			
Expense Period 09/16 Total:					3,267.68	0.00	3,267.68			

Metro Center Total: 4,580.93 0.00 4,580.93

Grand Total: 4,580.93 0.00 4,580.93

Database:	MRISALES	Check Register	Page:	1
ENTITY:	500	MRI Demonstrations	Date:	10/7/2016
		Metro Center	Time:	5:04 PM
09/16 Through 09/16				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	
			P.O. Number	
			Vendor Name	
			Account Number	
			Invoice Number	
			Invoice Date	
			Due Date	
			Invoice Amount	
			Discount Amount	
			Check Amount	

1357	9/16/2016	09/16	AJAX	AJAX Cleaning Service *** VOID ***	Voided Check					
500	Cleaning			6410-000	88328	9/16/2016	9/16/2016	1,200.00	0.00	1,200.00
500	Wrong Invoice			6410-000	88328	9/16/2016	9/16/2016	-1,200.00	0.00	-1,200.00
							<i>Check Total:</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
1362	9/29/2016	09/16	AJAX	AJAX Cleaning Service						
500	Cleaning			6410-000	4123	9/23/2016	9/23/2016	200.00	0.00	200.00
							<i>Check Total:</i>	<i>200.00</i>	<i>0.00</i>	<i>200.00</i>
1363	9/29/2016	09/16	AJAX	AJAX Cleaning Service						
500	Cleaning			6410-000	201609	9/8/2016	9/8/2016	5,315.83	0.00	5,315.83
							<i>Check Total:</i>	<i>5,315.83</i>	<i>0.00</i>	<i>5,315.83</i>
1367	9/30/2016	09/16	COLG	Columbia Gas						
500	Natural Gas			6110-000	201609	9/8/2016	9/23/2016	6,503.42	0.00	6,503.42
							<i>Check Total:</i>	<i>6,503.42</i>	<i>0.00</i>	<i>6,503.42</i>
1368	9/30/2016	09/16	EDSN	Edison Electric Utility						
500	Ele Sub Contract			6120-000	201609	9/8/2016	9/8/2016	2,229.95	0.00	2,229.95
							<i>Check Total:</i>	<i>2,229.95</i>	<i>0.00</i>	<i>2,229.95</i>
1369	9/30/2016	09/16	LINS	Liberty Insurance						
500	Insurance			6520-000	201609	9/8/2016	9/8/2016	5,749.06	0.00	5,749.06
							<i>Check Total:</i>	<i>5,749.06</i>	<i>0.00</i>	<i>5,749.06</i>
1370	9/30/2016	09/16	NEOS	NE Ohio Sewer District						
500	Water and Sewer			6130-000	201609	9/8/2016	9/28/2016	3,104.42	0.00	3,104.42
							<i>Check Total:</i>	<i>3,104.42</i>	<i>0.00</i>	<i>3,104.42</i>
1371	9/30/2016	09/16	OFCS	Office Supply Company						
500	Cleaning Supplies			6420-000	201609	9/8/2016	9/23/2016	839.45	0.00	839.45
500	Office Supplies			6630-000	201609	9/8/2016	9/23/2016	203.94	0.00	203.94
500	Supplies			7630-000	201609	9/8/2016	9/23/2016	203.94	0.00	203.94

Database: MRISALES
ENTITY: 500

Check Register
MRI Demonstrations
Metro Center

Page: 2
Date: 10/7/2016
Time: 5:04 PM

09/16 Through 09/16

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
1372										
	9/30/2016	09/16	PAYX	Paychex						
500	Admin Salaries			6610-000	201609	9/8/2016	9/23/2016	1,721.65	0.00	1,721.65
500	Leasing Salaries			6610-000	201609	9/8/2016	9/23/2016	1,055.95	0.00	1,055.95
500	Admin Salaries			7610-000	201609	9/8/2016	9/23/2016	1,721.64	0.00	1,721.64
Check Total:								1,247.33	0.00	1,247.33
1373										
	9/30/2016	09/16	PNCB	PNC Bank, NA						
500	Principal Loan METRO			2510-000	201401	9/1/2016	9/1/2016	10,224.31	0.00	10,224.31
500	Interest Loan METRO			8100-000	201401	9/1/2016	9/1/2016	11,106.09	0.00	11,106.09
Check Total:								21,330.40	0.00	21,330.40
Metro Center Total:								50,179.65	0.00	50,179.65
Grand Total:								50,179.65	0.00	50,179.65

Database: MRISALES	Aged Delinquencies	Page: 1
	MRI Demonstrations	Date: 10/7/2016
BLDG: 500	Metro Center	Time: 5:04 PM
	Period: 09/16	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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500-HO0005	Whitner Engineering Robert Atkins (216) 825-7700	Master Occupant Id: HO000007-1 400 Current	Day Due: 1 Last Payment:	Delq Day: 5 9/7/2016	17,000.00
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9/1/2016 WINTERS check is in the mail (again)

8/1/2016	CAM	Common Area Maintenance	CH	775.99	0.00	775.99	0.00	0.00	0.00
9/1/2016	CAM	Common Area Maintenance	CH	4,775.99	4,775.99	0.00	0.00	0.00	0.00
9/1/2016	RNT	Base Rent	CH	13,000.00	13,000.00	0.00	0.00	0.00	0.00
9/1/2016	RNT	Base Rent	CH	3,250.00	3,250.00	0.00	0.00	0.00	0.00

CAM	Common Area Maintenance	5,551.98	4,775.99	775.99	0.00	0.00	0.00
RNT	Base Rent	16,250.00	16,250.00	0.00	0.00	0.00	0.00

Whitner Engineering Total:	21,801.98	21,025.99	775.99	0.00	0.00	0.00
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CAM	Common Area Maintenance	5,551.98	4,775.99	775.99	0.00	0.00	0.00
RNT	Base Rent	16,250.00	16,250.00	0.00	0.00	0.00	0.00

BLDG 500 Total:	21,801.98	21,025.99	775.99	0.00	0.00	0.00
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CAM	Common Area Maintenance	5,551.98	4,775.99	775.99	0.00	0.00	0.00
RNT	Base Rent	16,250.00	16,250.00	0.00	0.00	0.00	0.00

Grand Total:	21,801.98	21,025.99	775.99	0.00	0.00	0.00
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Database: MRISALES	CM Security Deposits Ledger	Page: 1								
BLDG: 500	MRI Demonstrations	Date: 10/7/2016								
	Metro Center	Time: 5:04 PM								
Occupancy Status: Current Inactive New	09/16 Through 09/16									
Include Leases with Zero Balances and No Activity: Yes										
									Receipt	Receipt
Bldg/Lease	Date	Category	SR	Description	Int. Rate	Debit	Credit	Balance	Desc.	Type

500-000038 Party Stop Bob Smith (928) 388-2999 Master Occp Id: 00000039-1

Balance Forward 0.00

500-HO0002 NEO Bob Johnson (216) 825-0001 Master Occp Id: HO000004-1

Balance Forward -4,687.50

Category	Beg Balance	Cash Receipts	Interest	N/C Credits	RF/AR/FF	End Balance	Last Receipt
SEC Security Deposit	-4,687.50	0.00	0.00	0.00	0.00	-4,687.50	
Total:	-4,687.50	0.00	0.00	0.00	0.00	-4,687.50	10/23/2015

500-HO0003 BYR Mgt Consultants Kathy Anderson (216) 825-3300 Master Occp Id: HO000005-1

Balance Forward 0.00

500-HO0004 CP Investors Denise Holden (216) 825-4400 Master Occp Id: HO000006-1

Balance Forward -14,687.50

Category	Beg Balance	Cash Receipts	Interest	N/C Credits	RF/AR/FF	End Balance	Last Receipt
SEC Security Deposit	-14,687.50	0.00	0.00	0.00	0.00	-14,687.50	
Total:	-14,687.50	0.00	0.00	0.00	0.00	-14,687.50	12/31/2013

Database: MRISALES	CM Security Deposits Ledger	Page: 2								
BLDG: 500	MRI Demonstrations	Date: 10/7/2016								
	Metro Center	Time: 5:04 PM								
Occupancy Status: Current Inactive New	09/16 Through 09/16									
Include Leases with Zero Balances and No Activity: Yes										
									Receipt	Receipt
Bldg/Lease	Date	Category	SR	Description	Int. Rate	Debit	Credit	Balance	Desc.	Type

500-HO0005 Whitner Engineering Robert Atkins (216) 825-7700 Master Occp Id: HO000007-1

Balance Forward 0.00

500-HO0006 American Red Cross Lori Morgan (949) 706-1234 Master Occp Id: HO000008-1

Balance Forward -11,250.00

Category	Beg Balance	Cash Receipts	Interest	N/C Credits	RF/AR/FF	End Balance	Last Receipt
SEC Security Deposit	-11,250.00	0.00	0.00	0.00	0.00	-11,250.00	
Total:	-11,250.00	0.00	0.00	0.00	0.00	-11,250.00	12/31/2013

500-HO0007 LabTest Glen Williams (720) 966-8573 Master Occp Id: HO000009-1

Balance Forward -11,864.58

Category	Beg Balance	Cash Receipts	Interest	N/C Credits	RF/AR/FF	End Balance	Last Receipt
SEC Security Deposit	-11,864.58	0.00	0.00	0.00	0.00	-11,864.58	
Total:	-11,864.58	0.00	0.00	0.00	0.00	-11,864.58	12/31/2013

Category	Beg Balance	Cash Receipts	Interest	N/C Credits	RF/AR/FF	End Balance
SEC Security Deposit	-42,489.58	0.00	0.00	0.00	0.00	-42,489.58
BLDG Total:	-42,489.58	0.00	0.00	0.00	0.00	-42,489.58

Database: MRISALES	CM Security Deposits Ledger	Page: 3
BLDG: 500	MRI Demonstrations	Date: 10/7/2016
	Metro Center	Time: 5:04 PM
Occupancy Status: Current Inactive New	09/16 Through 09/16	
Include Leases with Zero Balances and No Activity: Yes		

Bldg/Lease	Date	Category	SR	Description	Int. Rate	Debit	Credit	Balance	Receipt Desc.	Receipt Type
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Grand Total:

-42,489.58

Database: MRISALES	CM Receivables Ledger	Page: 1
BLDG: 500	MRI Demonstrations	Date: 10/7/2016
	Metro Center	Time: 5:04 PM
Occupancy Status: Current Inactive New	09/16 Through 09/16	
	Security Deposit Ending Balance through 09/16	

Building	Lease	Date	Category	SR	Description	Debit	Credit	Balance	Receipt Desc.	Invoice	Receipt Type
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500-000038	Party Stop	Bob Smith	(928) 388-2999	Master Occp Id: 00000039-1
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Balance Forward	0.00
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500	000038	9/1/2016	PKG Parking	CH	AUTOCHRG @T9/30/2016	75.00		75.00		000087
500	000038	9/10/2016	PKG Parking	CR	Receipt		75.00	0.00	676	000087 CHK

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
PKG Parking	75.00	0.00	75.00	75.00	0.00	0.00	0.00	
Total:	75.00	0.00	75.00	75.00	0.00	0.00	0.00	0.00

500-HO0002	NEO	Bob Johnson	(216) 825-0001	Master Occp Id: HO000004-1
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Balance Forward	0.00
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500	HO0002	9/1/2016	CAM Common Area Maintenance	CH	AUTOCHRG @T9/30/2016	1,518.02		1,518.02		000089
500	HO0002	9/1/2016	RNT Base Rent	CH	AUTOCHRG @T9/30/2016	4,687.50		6,205.52		000089
500	HO0002	9/1/2016	RTX Real Estate Tax	CH	AUTOCHRG @T9/30/2016	730.00		6,935.52		000089
500	HO0002	9/10/2016	CAM Common Area Maintenance	CR	Receipt		1,518.02	5,417.50	6760	000089 CHK
500	HO0002	9/10/2016	RNT Base Rent	CR	Receipt		4,687.50	730.00	6760	000089 CHK
500	HO0002	9/10/2016	RTX Real Estate Tax	CR	Receipt		730.00	0.00	6760	000089 CHK

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
CAM Common Area Maintenance	1,518.02	0.00	1,518.02	1,518.02	0.00	0.00	0.00	
PKG Parking	166.67	0.00	0.00	0.00	0.00	0.00	0.00	
RNT Base Rent	4,687.50	0.00	4,687.50	4,687.50	0.00	0.00	0.00	
RTX Real Estate Tax	0.00	0.00	730.00	730.00	0.00	0.00	0.00	
Total:	6,372.19	0.00	6,935.52	6,935.52	0.00	0.00	0.00	4,687.50

500-HO0003	BYR Mgt Consultants	Kathy Anderson	(216) 825-3300	Master Occp Id: HO000005-1
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Balance Forward	0.00
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Database: MRISALES	CM Receivables Ledger	Page: 2
BLDG: 500	MRI Demonstrations	Date: 10/7/2016
	Metro Center	Time: 5:04 PM
Occupancy Status: Current Inactive New	09/16 Through 09/16	
	Security Deposit Ending Balance through 09/16	

Building	Lease	Date	Category	SR	Description	Debit	Credit	Balance	Receipt Desc.	Invoice	Receipt Type
500	HO0003	9/1/2016	CAM Common Area Maintenance	CH	AUTOCHRG @T9/30/2016	2,281.86		2,281.86		000090	
500	HO0003	9/1/2016	PKG Parking	CH	AUTOCHRG @T9/30/2016	125.00		2,406.86		000090	
500	HO0003	9/1/2016	RNT Base Rent	CH	AUTOCHRG @T9/30/2016	28,437.50		30,844.36		000090	
500	HO0003	9/10/2016	CAM Common Area Maintenance	CR	Receipt		2,181.86	28,662.50	6761	000090	CHK
500	HO0003	9/10/2016	PKG Parking	CR	Receipt		125.00	28,537.50	6761	000090	CHK
500	HO0003	9/10/2016	RNT Base Rent	CR	Receipt		28,437.50	100.00	6761	000090	CHK
500	HO0003	9/16/2016	CAM Common Area Maintenance	CR	Receipt		100.00	0.00	22334	000090	EFT

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
CAM Common Area Maintenance	2,281.86	0.00	2,281.86	2,281.86	0.00	0.00	0.00	
PKG Parking	125.00	0.00	125.00	125.00	0.00	0.00	0.00	
RNT Base Rent	28,437.50	0.00	28,437.50	28,437.50	0.00	0.00	0.00	
Total:	30,844.36	0.00	30,844.36	30,844.36	0.00	0.00	0.00	0.00

500-HO0004	CP Investors	Denise Holden	(216) 825-4400	Master Occp Id: HO000006-1
Balance Forward				0.00

500	HO0004	9/1/2016	CAM Common Area Maintenance	CH	AUTOCHRG @T9/30/2016	4,337.25		4,337.25		000091	
500	HO0004	9/1/2016	PKG Parking	NC	credit		50.00	4,287.25			
500	HO0004	9/1/2016	RNT Base Rent	CH	AUTOCHRG @T9/30/2016	14,687.50		18,974.75		000091	
500	HO0004	9/8/2016	CAM Common Area Maintenance	CR	CreditApply		50.00	18,924.75		000091	APL
500	HO0004	9/8/2016	PKG Parking	PR	CreditApply	50.00		18,974.75			APL
500	HO0004	9/10/2016	CAM Common Area Maintenance	CR	Receipt		2,887.25	16,087.50	6762	000091	CHK
500	HO0004	9/10/2016	RNT Base Rent	CR	Receipt		14,687.50	1,400.00	6762	000091	CHK
500	HO0004	9/16/2016	CAM Common Area Maintenance	CR	Receipt		1,400.00	0.00	33445	000091	CHK

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
CAM Common Area Maintenance	4,337.25	0.00	4,337.25	4,337.25	0.00	0.00	0.00	
PKG Parking	0.00	0.00	0.00	-50.00	50.00	0.00	0.00	
RNT Base Rent	14,687.50	0.00	14,687.50	14,687.50	0.00	0.00	0.00	
Total:	19,024.75	0.00	19,024.75	18,974.75	50.00	0.00	0.00	14,687.50

500-HO0005	Whitner Engineering	Robert Atkins	(216) 825-7700	Master Occp Id: HO000007-1
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Database: MRISALES	CM Receivables Ledger	Page: 3
BLDG: 500	MRI Demonstrations	Date: 10/7/2016
	Metro Center	Time: 5:04 PM
Occupancy Status: Current Inactive New	09/16 Through 09/16	
	Security Deposit Ending Balance through 09/16	

Building	Lease	Date	Category	SR	Description	Debit	Credit	Balance	Receipt Desc.	Invoice	Receipt Type
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Balance Forward 17,775.99

500	HO0005	9/1/2016	CAM	Common Area Maintenance	CH	AUTOCHRG @T9/30/2016	4,775.99	22,551.98		000092	
500	HO0005	9/1/2016	RNT	Base Rent	CH	AUTOCHRG @T9/30/2016	13,000.00	35,551.98		000092	
500	HO0005	9/7/2016	CAM	Common Area Maintenance	CR	Receipt		31,551.98	61651	000076	CHK
500	HO0005	9/7/2016	RNT	Base Rent	CR	Receipt		18,551.98	61651	000076	CHK

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
CAM Common Area Maintenance	4,775.99	4,775.99	4,775.99	4,000.00	0.00	0.00	5,551.98	
RNT Base Rent	13,000.00	13,000.00	13,000.00	13,000.00	0.00	0.00	13,000.00	
Total:	17,775.99	17,775.99	17,775.99	17,000.00	0.00	0.00	18,551.98	0.00

500-000016 **Whitner Engineering** **Robert Atkins** **(216) 825-7700** **Master Occp Id: HO000007-1**

Balance Forward 0.00

500	000016	9/1/2016	RNT	Base Rent	CH	AUTOCHRG @T9/30/2016	3,250.00	3,250.00		000092	
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Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
RNT Base Rent	3,250.00	0.00	3,250.00	0.00	0.00	0.00	3,250.00	
Total:	3,250.00	0.00	3,250.00	0.00	0.00	0.00	3,250.00	0.00

500-HO0006 **American Red Cross** **Lori Morgan** **(949) 706-1234** **Master Occp Id: HO000008-1**

Balance Forward 0.00

500	HO0006	9/1/2016	CAM	Common Area Maintenance	CH	AUTOCHRG @T9/30/2016	5,684.68	5,684.68		000093	
500	HO0006	9/1/2016	RNT	Base Rent	CH	AUTOCHRG @T9/30/2016	12,500.00	18,184.68		000093	
500	HO0006	9/10/2016	CAM	Common Area Maintenance	CR	Receipt		12,500.00	6763	000093	CHK
500	HO0006	9/10/2016	RNT	Base Rent	CR	Receipt		0.00	6763	000093	CHK

Database: MRISALES	CM Receivables Ledger	Page: 4
BLDG: 500	MRI Demonstrations	Date: 10/7/2016
	Metro Center	Time: 5:04 PM
Occupancy Status: Current Inactive New	09/16 Through 09/16	
	Security Deposit Ending Balance through 09/16	

Building	Lease	Date	Category	SR	Description	Debit	Credit	Balance	Receipt Desc.	Receipt Invoice	Receipt Type
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Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
CAM Common Area Maintenance	5,684.68	0.00	5,684.68	5,684.68	0.00	0.00	0.00	
INS Insurance	378.00	0.00	0.00	0.00	0.00	0.00	0.00	
RNT Base Rent	12,500.00	0.00	12,500.00	12,500.00	0.00	0.00	0.00	
Total:	18,562.68	0.00	18,184.68	18,184.68	0.00	0.00	0.00	11,250.00

500-HO0007	LabTest	Glen Williams	(720) 966-8573	Master Occp Id: HO000009-1
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Balance Forward 0.00

500	HO0007	9/1/2016	CAM Common Area Maintenance	CH	AUTOCHRG @T9/30/2016	4,915.56		4,915.56		000094
500	HO0007	9/1/2016	RNT Base Rent	CH	AUTOCHRG @T9/30/2016	11,864.58		16,780.14		000094
500	HO0007	9/1/2016	STO Storage	CH	City for RNT	177.97		16,958.11		000094
500	HO0007	9/1/2016	STX Service Request	CH	State for RNT	830.52		17,788.63		000094
500	HO0007	9/1/2016	TAX Real Estate Tax	CH	Conty for RNT	237.29		18,025.92		000094
500	HO0007	9/1/2016	TI TI Reimbursement	CH	Tax for RNT	118.65		18,144.57		000094
500	HO0007	9/10/2016	TI TI Reimbursement	NC	Reverse Charge		118.65	18,025.92		
500	HO0007	9/30/2016	CAM Common Area Maintenance	CR	Receipt		4,915.56	13,110.36	679	000094 CHK
500	HO0007	9/30/2016	RNT Base Rent	CR	Receipt		11,864.58	1,245.78	679	000094 CHK
500	HO0007	9/30/2016	STO Storage	CR	Receipt		177.97	1,067.81	679	000094 CHK
500	HO0007	9/30/2016	STX Service Request	CR	Receipt		830.52	237.29	679	000094 CHK
500	HO0007	9/30/2016	TAX Real Estate Tax	CR	Receipt		237.29	0.00	679	000094 CHK

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
CAM Common Area Maintenance	4,915.56	0.00	4,915.56	4,915.56	0.00	0.00	0.00	
RNT Base Rent	11,864.58	0.00	11,864.58	11,864.58	0.00	0.00	0.00	
STO Storage	0.00	0.00	177.97	177.97	0.00	0.00	0.00	
STX Service Request	0.00	0.00	830.52	830.52	0.00	0.00	0.00	
TAX Real Estate Tax	0.00	0.00	237.29	237.29	0.00	0.00	0.00	
TI TI Reimbursement	0.00	0.00	118.65	0.00	118.65	0.00	0.00	
Total:	16,780.14	0.00	18,144.57	18,025.92	118.65	0.00	0.00	11,864.58

Database: MRISALES	CM Receivables Ledger	Page: 5
BLDG: 500	MRI Demonstrations	Date: 10/7/2016
	Metro Center	Time: 5:04 PM
Occupancy Status: Current Inactive New	09/16 Through 09/16	
	Security Deposit Ending Balance through 09/16	

Building	Lease	Date	Category	SR	Description	Debit	Credit	Balance	Receipt Desc.	Receipt Invoice	Receipt Type
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Totals for 500:									
Category		Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
CAM	Common Area Maintenance	23,513.36	4,775.99	23,513.36	22,737.37	0.00	0.00	5,551.98	
INS	Insurance	378.00	0.00	0.00	0.00	0.00	0.00	0.00	
PKG	Parking	366.67	0.00	200.00	150.00	50.00	0.00	0.00	
RNT	Base Rent	88,427.08	13,000.00	88,427.08	85,177.08	0.00	0.00	16,250.00	
RTX	Real Estate Tax	0.00	0.00	730.00	730.00	0.00	0.00	0.00	
STO	Storage	0.00	0.00	177.97	177.97	0.00	0.00	0.00	
STX	Service Request	0.00	0.00	830.52	830.52	0.00	0.00	0.00	
TAX	Real Estate Tax	0.00	0.00	237.29	237.29	0.00	0.00	0.00	
TI	TI Reimbursement	0.00	0.00	118.65	0.00	118.65	0.00	0.00	
BLDG Total:		112,685.11	17,775.99	114,234.87	110,040.23	168.65	0.00	21,801.98	42,489.58

Grand Totals:									
Category		Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
CAM	Common Area Maintenance	23,513.36	4,775.99	23,513.36	22,737.37	0.00	0.00	5,551.98	
INS	Insurance	378.00	0.00	0.00	0.00	0.00	0.00	0.00	
PKG	Parking	366.67	0.00	200.00	150.00	50.00	0.00	0.00	
RNT	Base Rent	88,427.08	13,000.00	88,427.08	85,177.08	0.00	0.00	16,250.00	
RTX	Real Estate Tax	0.00	0.00	730.00	730.00	0.00	0.00	0.00	
STO	Storage	0.00	0.00	177.97	177.97	0.00	0.00	0.00	
STX	Service Request	0.00	0.00	830.52	830.52	0.00	0.00	0.00	
TAX	Real Estate Tax	0.00	0.00	237.29	237.29	0.00	0.00	0.00	
TI	TI Reimbursement	0.00	0.00	118.65	0.00	118.65	0.00	0.00	
Grand Total:		112,685.11	17,775.99	114,234.87	110,040.23	168.65	0.00	21,801.98	42,489.58

Database: MRISALES
Bldg Status: Active only

Rent Roll
Metro Center
9/30/2016

Page: 1
Date: 10/7/2016
Time: 5:03 PM

Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
											Cat	Date	Monthly Amount	PSF
Vacant Suites														
500	210	Vacant			6,000									
500	220	Vacant			4,000									
Occupied Suites														
500	100	BYR Mgt Consultants	1/1/2013	12/31/2018	17,500	28,437.50	19.50	2,281.86		125.00	RNT	1/1/2017	30,625.00	21.00
500	200	CP Investors	1/1/2014	12/31/2023	7,500	14,687.50	23.50	4,337.25						
500	300	American Red Cross	2/1/2013	1/31/2016	9,000	12,500.00	16.67	5,684.68						
500	310	LabTest	6/1/2011	5/31/2014	8,500	11,864.58	16.75	4,915.56						
500	400	Whitner Engineering	1/1/2012	12/31/2021	10,000	13,000.00	12.48	4,775.99			RNT	1/1/2018	18,333.33	17.60
		Additional Space 500 -420	12/31/2015	12/30/2016	2,500	3,250.00	15.60				RNT	1/1/2017	0.00	0.00
		Total			12,500	16,250.00		4,775.99		0.00				
500	410	Party Stop	6/1/2016	10/31/2016	2,500					75.00				
500	430	NEO	9/1/2013	8/31/2018	2,500	4,687.50	22.50	1,518.02		166.67				
Totals:		Occupied Sqft:	85.71%	8 Units	60,000	88,427.08		23,513.36		366.67				
		Vacant Sqft:	14.29%	2 Units	10,000									
		Total Sqft:		10 Units	70,000	88,427.08								
Total Metro Center:														
		Occupied Sqft:	85.71%	8 Units	60,000	88,427.08		23,513.36		366.67				
		Vacant Sqft:	14.29%	2 Units	10,000									
		Total Sqft:		10 Units	70,000	88,427.08								
Grand Total:														
		Occupied Sqft:	85.71%	8 Units	60,000	88,427.08		23,513.36		366.67				
		Vacant Sqft:	14.29%	2 Units	10,000									
		Total Sqft:		10 Units	70,000	88,427.08								