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12 *Proposed Attorneys for the Debtors and*
13 *Debtors in Possession*

14 **UNITED STATES BANKRUPTCY COURT**
15 **NORTHERN DISTRICT OF CALIFORNIA**
16 **SANTA ROSA DIVISION**

17 In re:

18 LEFEVER MATTSON, a California
19 corporation, *et al.*,¹

20 Debtors.

21 Lead Case No. ___ - _____ (CN)

22 (Joint Administration Requested)

23 Chapter 11

24 **DECLARATION OF BRADLEY D.**
25 **SHARP IN SUPPORT OF CHAPTER**
26 **11 PETITIONS AND FIRST DAY**
27 **MOTIONS**

28 **Date:** TBD

Time: TBD

Place: United States Bankruptcy Court
1300 Clay Street, Courtroom 215
Oakland, CA 94612

¹ The last four digits of LeFever Mattson's tax identification number are 7537. Due to the large number of debtor entities in these Chapter 11 Cases, a complete list of the Debtors and the last four digits of their federal tax identification numbers is not provided herein. A complete list of such information may be obtained on the website of the Debtors' proposed claims and noticing agent at <https://veritaglobal.net/LM>. The address for service on the Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 95621.



1 I, Bradley D. Sharp, do hereby declare as follows:

2 1. I am the President and Chief Executive Officer of Development Specialists, Inc.
3 (“DSI”), a leading provider of management consulting and financial advisory services, including
4 turnaround consulting, fiduciary roles, and financial restructuring services, with numerous offices
5 throughout the country.

6 2. I have more than 30 years of experience providing crisis management, financial
7 advisory, and third-party fiduciary services. I have operated and sold publicly and privately-held
8 troubled companies in and out of bankruptcy. I have also served as an expert witness with respect
9 to banking, finance, and securitizations. Some of my relevant experience includes the following
10 matters:

11 a. Chief Restructuring Officer of Woodbridge Group of Companies, LLC, a real estate
12 development company, through its 305 related debtors with more than 8,000
13 investors and claims of \$1 billion.

14 b. Chapter 11 Trustee for Namco Capital Group, Inc., a West Los Angeles-based real
15 estate investment company through which \$3 billion flowed between 2003 and
16 2008 with investments in over 100 real estate projects.

17 c. Chief Restructuring Officer of Variant Holding Company, LLC, a parent company
18 controlling 26 different multi-family properties with more than 8,000 units in five
19 states.

20 Each of the above engagements included allegations of fraud and required a significant forensic
21 accounting analysis performed under my supervision.

22 3. Prior to joining DSI, I was a vice president and senior commercial loan collection
23 officer with Bank of America, NT&SA. I had been with the bank, through its acquisition of
24 Security Pacific National Bank, since 1985. I have a Bachelor’s of Science in accounting, with an
25 emphasis in business computer information systems, from Colorado Mesa University in Grand
26 Junction, Colorado.

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1 (b) constitutes a critical element in achieving a successful resolution to these Chapter 11 Cases,
2 and (c) best serves the Debtors' estates and creditors' interests.

3 10. I submit this declaration pursuant to 28 U.S.C. § 1746 in support of the First Day
4 Motions. Except as otherwise indicated, all facts set forth in this declaration are based upon my
5 personal knowledge; information supplied to me by other members of the Debtors' management,
6 employees, and professionals; information learned from my review of relevant documents; or my
7 opinion given my experience and my knowledge of the Debtors' operations and financial
8 condition. If called upon to testify, I could and would testify competently to the facts set forth
9 herein. I am authorized by the Debtors to submit this declaration.

10 11. Part I of this declaration describes the Debtors' business, their secured and
11 unsecured debt, and the circumstances surrounding the commencement of these Chapter 11 Cases.
12 Part II summarizes the relief requested in each First Day Motion and the facts supporting those
13 requests.

14 **I. THE DEBTORS' BACKGROUND AND EVENTS LEADING UP TO**
15 **CHAPTER 11**

16 **A. Overview of the Debtors' Corporate Structure, History, and Business**

17 12. In 1990, Mr. LeFever purchased 50% of a real estate investment business owned
18 by Mr. Mattson, creating LeFever Mattson. The company's business was the ownership of
19 investment real estate—single family homes as well as multi-unit properties. Properties were
20 owned by LeFever Mattson alone or as a tenant in common with other investors. Eventually the
21 business model shifted to creating limited liability companies, and then limited partnerships, to
22 purchase multi-family or other commercial properties. This structure allowed LeFever Mattson to
23 pool more capital by selling limited interests to a small number of accredited investors while
24 typically reserving an ownership interest in the investment entity for itself as general partner or
25 managing member.

26 13. LeFever Mattson also has ownership interests in four California corporations:
27 Debtor Home Tax Service of America, Inc., dba LeFever Mattson Property Management (the
28 "Property Manager"), which provides property management services, including to those properties

1 owned by the LPs and the LLCs; Debtor California Investment Properties (“CIP”), a California
2 corporation, which is a real estate brokerage; and non-debtors Pineapple Bear, a California
3 corporation (which offers hospitality and catering services) and Harrow Cellars, a California
4 corporation (which operates a winery and related businesses).

5 14. LeFever Mattson has grown substantially since 1990 and today manages a
6 portfolio of more than 200 properties (the “Properties”), comprised of commercial, residential,
7 office, and mixed-use real estate, as well as vacant land, located throughout Northern California,
8 primarily in Sonoma, Sacramento, and Solano Counties. The Debtors generate income from the
9 Properties through rents (the “Rents”) and use the proceeds to fund their operations.

10 15. LeFever Mattson has no employees. The Property Manager has 45 employees. It
11 provides property management services for the Properties through a set of management
12 agreements, and it holds bank accounts in trust for the LLCs and LPs, for rents and expenses. CIP
13 is a real estate brokerage that has provided services in connection with the Properties and others
14 purchased or sold by LeFever Mattson, the LPs, and the LLCs. CIP, the LPs, and LLCs have no
15 employees.

16 **B. The Mattson Transactions**

17 16. Since my engagement on July 18, 2024, I have worked closely with LeFever
18 Mattson and the other Debtors in their efforts to maximize enterprise value in the wake of what,
19 in retrospect and on information and belief, was a decade or more of financial misconduct by Mr.
20 Mattson.

21 17. Mr. Mattson appears to have used LeFever Mattson and many of the LPs and LLCs
22 to facilitate a years-long campaign of self-serving transactions, many of which were not recorded
23 in the books and records of LeFever Mattson, the Debtor, or any of the other LPs or LLCs
24 (collectively, the “Mattson Transactions”). Investigation into the Mattson Transactions is ongoing.
25 However, on information and belief, the transactions took two primary forms.

26 18. *First*, Mr. Mattson purported to sell equity interests in over 25 of the LPs and LLCs
27 to hundreds of investors through transactions that, on information and belief, were unknown to
28 Mr. LeFever and not recorded in the books and records of LeFever Mattson or the appropriate LP

1 or LLC (collectively, the “Mattson Interest Sales”). The proceeds of the Mattson Interest Sales—
2 which, based on initial investigation, appear to have amounted to over \$45 million during the
3 period of May 2017 through March 2024—appear to have gone ultimately to Mr. Mattson, rather
4 than to LeFever Mattson or the appropriate LP or LLC. LeFever Mattson, the Property Manager,
5 and 12 of the LPs and LLCs are now defendants in lawsuits, including a putative class action, by
6 investors claiming to have purchased legitimate LP or LLC interests through transactions with Mr.
7 Mattson—though, on information and belief, those alleged transactions and interests were
8 unknown to Mr. LeFever and not recorded in the books and records of LeFever Mattson, the
9 Debtor, or any of the other LPs or LLCs. The Debtors do not know how many additional LPs and
10 LLCs may have been affected by Mattson Interest Sales.

11 19. **Second**, on information and belief, Mr. Mattson caused certain of the LPs and LLCs
12 to purchase properties owned by Mr. Mattson’s own investment company—by executing the
13 transactions himself on behalf of both buyer and seller (collectively, the “Mattson Property Sales”).
14 Some of the Mattson Property Sales were at inflated prices, and some conveyed properties
15 encumbered by high-interest loans with balloon payments, which Mr. Mattson took out through
16 his own investment company and on which he has now defaulted. The Mattson Property Sales have
17 clouded title on a significant portion of the LeFever Mattson real estate portfolio, and a number of
18 LPs and LLCs now hold properties, obtained through Mattson Property Sales, that are encumbered
19 by loans that are in default.

20 20. The Debtors believe that these Chapter 11 Cases are necessary to fairly and
21 transparently resolve the uncertainty that the Mattson Transactions have created for the Debtors
22 and their stakeholders.

23 **C. The Debtors’ Secured and Unsecured Debt**

24 21. As shown in the Debtors’ consolidated *List of Creditors Who Have the 30 Largest*
25 *Unsecured Claims and Are Not Insiders* (the “Top-30 List”), the Debtors have unsecured debt in
26 the form of trade debt, unsecured notes payable, prepaid rent or security deposits held for tenants
27 of the Properties, and litigation claims. The Debtors also owe some unsecured debt to insiders,
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1 including other Debtors, that they have incurred in the ordinary course of business to meet
2 expenses.

3 22. Approximately 29 secured lenders (the “Lenders”) appear to hold deeds of trust and
4 assignments of rents on the Properties. As discussed further below, the Lenders include both
5 institutional and individual lenders that have made loans to the Debtors on a variety of terms.

6 23. The Debtors have not completed a thorough review and analysis of the entirety of
7 the Lenders’ loan documents. As mentioned above, the original borrower on many of the loans
8 was an entity controlled by Mr. Mattson, such that final loan documents may not be in the Debtors’
9 possession.

10 **D. Events Leading Up to Chapter 11 Filing**

11 24. LeFever Mattson, the Property Manager, and 12 of the LPs and LLCs are
12 defendants in lawsuits, including a putative class action, by investors alleging that they were
13 parties to Mattson Interest Sales. A primary purpose of these Chapter 11 Cases is to consolidate
14 those claims—and any similar claims against the Debtors yet to be filed—for fair and transparent
15 resolution.

16 25. A second purpose of these Chapter 11 Cases is to address the Mattson Property
17 Sales, many of which involved loans from a particular lender, Socotra Capital (“Socotra”).

18 26. On information and belief, from approximately 2019 through 2023, Mr. Mattson
19 caused KS Mattson Partners L.P. (the “Mattson Partnership”), a partnership that he beneficially
20 owns, to purchase numerous properties (the “Mattson Properties”) that were financed by loans
21 issued by Socotra (the “Socotra Loans”), and then caused the Mattson Partnership to sell the
22 Mattson Properties, sometimes at inflated prices, to the LPs and LLCs—still encumbered by the
23 Socotra Loans.

24 27. On information and belief, the Mattson Partnership has not made required payments
25 on the Socotra Loans, such that the Mattson Properties, now all held by the LPs and LLCs, are
26 subject to foreclosure proceedings by Socotra.

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1 creditors in lieu of filing a separate top twenty creditor list for each Debtor; (ii) implementing
2 certain procedures for the mailing of the Notice of Commencement; and (iii) granting related relief.

3 34. The Property Manager handles operations for nearly all of the Debtors. It uses a
4 single software program, Yardi Systems, to manage all of the Properties owned by the Debtors.
5 The Debtors use many of the same vendors and suppliers for the Properties. While the Debtors
6 are able to separate their creditors by entity, due to the consolidated nature of the Debtors'
7 operations, a significant number of their creditors overlap among the various LLCs and LPs. It
8 would be unduly burdensome to create a separate mailing matrix for each of the nearly 60 debtors.

9 **C. Application to Retain Claims Agent**

10 35. Through this First Day Motion, the Debtors seek entry of an order engaging and
11 appointing Verita as the Debtors' claims and noticing agent in the Chapter 11 Cases, effective as
12 of the Petition Date. Among other things, Verita will be responsible for the distribution of notices,
13 the maintenance of a case website, and the administration, maintenance, processing, and docketing
14 of proofs of claim in the Chapter 11 Cases. The terms of Verita's retention are set forth in the
15 Standard Claims Administration and Noticing Agreement (the "Engagement Agreement"), which
16 is attached as Exhibit 1 to the Proposed Order on the Motion. For the avoidance of doubt, Verita
17 is seeking approval of its engagement based solely on the terms and provisions as set forth in this
18 Application and the Proposed Order attached hereto.

19 36. By a separate application, the Debtors will seek authorization to retain and employ
20 Verita as administrative advisor in these Chapter 11 Cases pursuant to section 327(a) of the
21 Bankruptcy Code, because the administration of these Chapter 11 Cases will require Verita to
22 perform duties outside the scope of 28 U.S.C. § 156(c).

23 37. The Debtors include nearly 60 entities, each of which is associated with a diverse
24 set of creditors. The individual mailing matrices would include investors in, trade creditors of,
25 and tenants of all of these entities. The complexity of these matrices further arises from the
26 interconnections between the Debtors and their creditors, resulting in overlapping claims. These
27 records require extensive work and time from staff to analyze and prepare into individual matrices.

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1 It would be unduly burdensome to require the Debtors' limited staff to prepare mailing matrices
2 and notices to all parties for each of the Debtors.

3 **D. Motion to Extend Time to File Schedules and Statements**

4 38. Through this First Day Motion, the Debtors request entry of an order extending the
5 Schedules and Statements Deadline by 32 days, to October 28, 2024, granting the Debtors a total
6 of 46 days after the Petition Date to file their Schedules and Statements, without prejudice to the
7 Debtors' right to request additional time if necessary. The requested extension will allow the
8 Debtors time to prepare the Statements and Schedules properly given their limited number of
9 employees.⁵

10 39. The Debtors have computerized records of the information required for the
11 Schedules and Statements in the Chapter 11 Cases. However, these records require work and time
12 from experienced staff to analyze and consolidate into the Schedules and Statements required by
13 Section 521 of the Bankruptcy Code. These same employees manage the day-to-day business of
14 operating over 200 Properties with nearly 1,000 individual rental units. The individual Debtors do
15 not have their own teams available to assist them with the reporting requirements of the
16 Bankruptcy Code.

17 **E. Cash Management Motion**

18 40. Through this First Day Motion, the Debtors request authorization to continue using
19 their Cash Management System, Bank Accounts, and Business Forms. This will benefit the
20 Debtors' estates by maintaining consistency in their receipt of Rents and prevent disruption for
21 their tenants and creditors, aiding the consistency of the Debtors' cash flow as they begin these
22 Chapter 11 Cases. A diagram of the Cash Management System is attached hereto as **Exhibit 2**.

23 41. The Debtors have approximately 54 accounts, the Bank Accounts,⁶ approximately
24 43 of which are maintained with Citizens Business Bank N.A. ("CB Bank"). The remaining

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26 ⁵ Windscape Apartments, LLC, which is a Debtor included in the relief sought herein,
27 previously received an extension to September 19, 2024. The Debtors are requesting that it be
28 extended further to October 28 so that all Schedules and Statements may be prepared together in
an efficient uniform process.

⁶ The Bank Accounts include the account (the "Windscape Account") held by the Property
Manager on behalf of Windscape Apartments, LLC ("Windscape"), debtor in case number 24-

1 accounts are with Exchange Bank, Umpqua Bank, Wells Fargo Bank, N.A., BMO Bank, N.A. dba
2 Bank of the West, California Bank of Commerce, N.A., and First Bank (collectively, the “Banks”).
3 Attached hereto as Exhibit 3 is a schedule of the Debtors’ Bank Accounts in existence as of the
4 Petition Date, including the titles and last four digits of the numbers of each (the “Bank Account
5 Schedule”).

6 42. CB Bank, Exchange Bank, Umpqua Bank, Wells Fargo Bank and BMO Bank are
7 all FDIC-insured institutions and U.S. Trustee Authorized Depositories for debtors in possession
8 in the Northern District of California. The Debtors have two Bank Accounts, one at California
9 Bank of Commerce and one at First Bank, that are not authorized depositories (collectively, the
10 “Unauthorized Depository Accounts”). The Debtors are in the process of closing the Unauthorized
11 Depository Accounts and transferring the funds to newly opened CB Bank accounts, which they
12 expect will be accomplished within 30 days of the Petition Date.

13 43. The Property Manager holds a bank account in trust for its non-debtor, non-LeFever
14 Mattson related management clients. Those accounts are not debtor in possession accounts and,
15 as such, are not included on the Bank Account Schedule.

16 44. Each of the LLCs and LPs with operating income has a trust account held by the
17 Property Manager, a Debtor in these Chapter 11 Cases, for that LLC’s or LP’s benefit. The Rents
18 are deposited into the Bank Account for the LLC or LP owner of that particular Property. This is
19 done through one of four methods: (1) automated clearing house (“ACH”) deposits; (2) credit or
20 debit card payments; (3) checks; or (4) third-party payment systems.⁷ Over half of the Debtors’
21 apartment residents make automatic monthly payments through ACH or by credit or debit card.

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24 10417 (CN). That account, ending in 3175, was the subject of Windscape’s *Motion of Debtor*
25 *for Order Approving Continued Use of Cash Management System, Bank Account, and Business*
26 *Forms* [Windscape Dkt. No. 23] (the “Windscape Cash Management Motion”) which was
granted on an interim basis. This First Day Motion includes the Windscape Account and is
intended to encompass and supersede the Windscape Cash Management Motion.

27 ⁷ These include the walk-in payment system, WIPS, which allows residents to pay rent
28 with cash and Flexible Finance Inc. which is a rent-financing system that allows residents to pay
in two installments over the course of a month instead of the traditional monthly payment.

1 Those payments are (and must be) set up through the Property Manager's online tenant portal and
2 are thereby automatically allocated to the appropriate Property and unit.

3 45. Disbursements are made from the Bank Accounts after being reviewed and
4 approved by the Property Manager. Essentially, each of the Bank Accounts acts as an operating
5 account for the beneficiary LLC or LP.

6 46. Closing the Bank Accounts would break the automated connection between those
7 Banks and the tenants' bank accounts, the credit and debit card companies, or third-party payment
8 systems. Tenants would then have to manually pay their rent by mailing checks to the Property
9 Manager, which would take longer to receive and add to the risk of payments being denied for
10 insufficient funds. Those without printed checks would need to go to the expense and hassle of
11 purchasing money orders or cashier's checks. Eventually, residents would be able to reconnect to
12 the automated system, but they would have to reinitiate the process themselves. All of the
13 foregoing would slow the Property Manager's receipt of the Rents, thus disturbing and delaying
14 the Debtors' cash flow.

15 47. Closing the Bank Accounts would also be a significant administrative burden for
16 the Debtors. With over 50 accounts collecting income from over 946 individual units, closing the
17 existing Bank Accounts and opening new ones would take a potentially overwhelming amount of
18 staff time, in addition to the time necessary to reestablish the automated receipts and payments.
19 At a time when the Debtors' employees are already taxed with the chapter 11 reporting
20 requirements, recreating the Debtors' entire Cash Management System would unnecessarily
21 hamper the Debtors' ability to smoothly transition into Chapter 11.

22 48. From time to time, and in the ordinary course of business, the Debtors incur certain
23 obligations for the maintenance of the Cash Management System. These obligations primarily
24 consist of amounts owed to the Banks for the maintenance of and services related to the Bank
25 Accounts (the "Cash Management Fees"). The Cash Management Fees for the Bank Accounts are
26 withdrawn from the Bank Accounts periodically throughout the month depending on the service
27 needed. The total of the Cash Management Fees averages approximately \$2,000 per month. The
28 Debtors estimate that, other than the September prepetition Cash Management Fees, there are no

1 other accrued, unpaid, and undisputed prepetition amounts outstanding as of the date hereof on
2 account of the Cash Management Fees. Accordingly, the Debtors seek authorization to pay any
3 Cash Management Fees up to an aggregate amount of \$5,000 on an interim basis.

4 49. In the ordinary course of business, the Debtors issue checks and use a variety of
5 business forms, including, but not limited to, leases and invoices (collectively, the “Business
6 Forms”). To prevent disruption to residents, tenants, suppliers, and other vendors from new forms
7 or otherwise complying with Bankruptcy Local Rule 2015-1(a), pursuant to this Motion, the
8 Debtors seek authority to continue using its Business Forms substantially in the form used
9 immediately prior to the Petition Date, without reference therein to the Debtors’ status as “Debtors
10 in Possession.” The Debtors do not believe that any prejudice will be suffered by any party if this
11 relief is granted.

12 **F. Employee Wages and Benefits Motion**

13 50. Through this First Day Motion, the Debtors seek authority to continue to honor
14 their Prepetition Employee Obligations up to the Section 507 Cap so as to minimize the disruption
15 to their employees. The Debtors further request that the Court authorize the Banks to receive,
16 honor, process, and pay any and all checks drawn, or electronic fund transfers requested or to be
17 requested, on the disbursement accounts to the extent that such checks or electronic fund transfers
18 relate to any Prepetition Employee Obligations.

19 51. As of the Petition Date, the Debtors have 45 employees, all of whom are employed
20 by the Property Manager. The Debtors could not operate without these employees. They are
21 critical to maximizing the value of the Debtors’ estates for the benefit of their creditors. The
22 employees’ skills, knowledge, and understanding of the Debtors’ infrastructure, operations, and
23 real property assets are essential to the value of the Debtors’ business. They also maintain the
24 Properties in good and habitable condition under the terms of their various leases. These
25 employees manage the Debtors’ rental properties and have relationships with the Debtors’ tenants
26 that are critical to, among other things, effective communication with tenants as the Debtors
27 transition into the Chapter 11 Cases. Furthermore, the employees have the knowledge of the
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1 Properties needed to sell them at the highest possible price. Without them, the Debtors would have
2 difficulty realizing, let alone maximizing, the value of their substantial real estate portfolio.

3 52. The Debtors' employees receive their paychecks twice a month, in arrears. They
4 receive checks on the third day of a month for work done from the 15th through the 28th of the prior
5 month, and they receive checks on the 18th day of a month for work done from the 29th day of the
6 prior month through the 14th day of the month (the "Wages"). Anticipating the filing of the
7 bankruptcy petitions, the Debtors prepaid their employees on September 11, 2024, for work
8 performed through and including September 13, 2024. The next regularly scheduled payroll is on
9 October 3, 2024, for entirely postpetition work performed from September 14 through
10 September 27. As a result, the Debtors believe that all prepetition wages have been paid.
11 However, in an abundance of caution, the Debtors seek authority to pay any unpaid prepetition
12 wages not to exceed \$15,150 to any applicable employee (the maximum priority claim under
13 sections 507(a)(4) and 507(a)(5) of the Bankruptcy Code, hereafter the "Section 507 Cap").

14 53. The Debtors offer vacation benefits (the "Vacation Benefits") to their full-time
15 employees. Employees accrue vacation time each pay period. As of the Petition Date, the Debtors
16 do not believe that any employees are owed compensation for Vacation Benefits; however, to the
17 extent they are, the Debtors seek authority to pay the Vacation Benefits up to the amount of the
18 Section 507 Cap, per employee. The Debtors further seek authority to honor accrued vacation pay
19 in the ordinary course of business.

20 54. The Debtors take deductions from their employees' paychecks to make payments
21 on behalf of the employees for or with respect to, among other things, the Debtors' Prepetition
22 Benefits, amounts due to federal, state and local taxing authorities for the Employee Taxes, and
23 garnishments under court order. As of the Petition Date, the Debtors' payroll processor, I Human
24 Capital Management ("I"), may be holding amounts deducted from their employees' Prepetition
25 Compensation that have not yet been remitted to the taxing authorities, benefits providers, or courts
26 (collectively, the "Prepetition Obligations"). Such withheld funds, to the extent that they remain
27 in the Debtors' or OnePoint's possession, constitute moneys held in trust and, therefore, are not
28 property of the Debtors' estates. Thus, directing such funds to the appropriate parties should not

1 require Court approval. Nevertheless, the Debtors seek authority to direct that any Prepetition
2 Obligations withheld from the employees' paychecks and owed to third party taxing authorities,
3 benefits providers, or courts, including those incurred prior to the Petition Date, be delivered as
4 required.

5 55. In the ordinary course of business, the Debtors maintain certain benefits for their
6 employees, including the following: (a) health-related benefits, such as medical, dental, vision;
7 and insurance benefits such as life insurance and accidental death and dismemberment insurance
8 (collectively, the "Health Benefits") and (b) provide access to a 401(k) plan (the "Voluntary
9 Benefits," and jointly with the Health Benefits, the "Employee Compensation and Benefit
10 Programs").

11 56. The Debtors provide their employees with various health-related benefits. They
12 offer medical insurance through Kaiser Foundation Health Plan ("Kaiser"). Employees may
13 choose from one of three plans with varying deductible amounts. Employees receive credit for
14 reimbursements in the amount set by their chosen plan at the start of the calendar year unless they
15 have chosen the full reimbursement plan in which case their reimbursements are not capped. The
16 Debtors pay for the Kaiser premium and, depending on the plan chosen by the employee, part or
17 all of the deductible. The employees use health care debit cards to pay for treatment so that funds
18 are drawn directly from the Debtors' bank accounts. However, if the employee does not use the
19 debit card for a service and instead pays out of pocket, they must submit a request for
20 reimbursement from the Debtors. The Debtors seek authority to honor any prepetition
21 reimbursement requests for services incurred but not paid prior to the Petition Date.

22 57. The Debtors offer dental and vision coverage through Humana Inc. ("Humana")
23 and life and accidental death and dismemberment insurance through The Guardian Life Insurance
24 Company of America ("Guardian"). Approximately \$18,762 is owed to Kaiser, approximately
25 \$3,017 is owed to Humana, and approximately \$830 is owed to Guardian for the September
26 premium payments. Those payments were sent by check to the respective insurers but may not
27 have cleared the Debtors' accounts prior to the Petition Date. In the event that those premiums
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1 have not been paid, the Debtors seek authority to pay the foregoing, all to the extent that they fall
2 within the Section 507 Cap.

3 58. The Debtors believe that they are current on their other obligations under the Health
4 Benefits. However, out of an abundance of caution, the Debtors seek authority, without being
5 required, to pay all prepetition amounts under the Health Benefits that are discovered to be
6 outstanding, including any that were incurred but not reported prepetition, in order to ensure that
7 there is no disruption to employees' health-related coverage, subject only to the Section 507 Cap.

8 59. The Debtors offer employees access to a 401(k) plan (the "401(k) Plan") where the
9 participants' portions are funded through deductions from their paychecks. The Debtors match
10 the participants' contributions up to 4% of that participant's salary. Empower Annuity Insurance
11 Company of America administers the 401(k) Plan.

12 60. The Debtors believe that they are current on all of their other obligations under the
13 401(k) Plan. However, out of an abundance of caution, the Debtors seek authority, without being
14 required, to pay all prepetition amounts under the 401(k) Plan that may be outstanding, including
15 any that were incurred but not paid prepetition, subject only to the Section 507 Cap.

16 61. The Debtors, as employers, are required by law to withhold federal, state, and local
17 taxes (the "Employee Taxes") from wages for remittance to appropriate taxing authorities. These
18 withheld funds, to the extent that they are in the Debtors' possession, constitute monies held in
19 trust and are not property of the Debtors' bankruptcy estates. In addition to the Employee Taxes,
20 the Debtors are required to pay, from their own funds, social security and Medicare taxes, and to
21 pay, based on a percentage of gross payroll and subject to state-imposed limits, additional amounts
22 for state and federal unemployment insurance (together with the Employee Taxes, the "Payroll
23 Tax Obligations"), and remit the same to the appropriate state and federal taxing authorities. The
24 Debtors should be authorized to pay all Payroll Tax Obligations as they come due, including any
25 obligations arising from payment of the Prepetition Compensation pursuant to the Interim and
26 Final Orders on this Motion.

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1 62. The Debtors' employees pay for certain expenses for which the Debtors reimburse
2 them. The Debtors customarily reimburse their employees for a variety of business expenses
3 incurred in the ordinary course of their business, including milage and cell phone service (the
4 "Reimbursable Expenses"). To obtain reimbursement of business expenses, an employee is
5 required to submit a request, accompanied by itemized receipts or milage report for approval by
6 the employee's supervisors and/or management. Once approved, reimbursements are paid directly
7 to the employee's bank account. In a typical month, the Debtors reimburse employees for
8 approximately \$7,100 of expenses in the aggregate.

9 63. It is likely that certain employees have not been reimbursed for Reimbursable
10 Expenses incurred prior to the Petition Date. It is difficult for the Debtors to determine the exact
11 amount of Reimbursable Expenses that are outstanding because, among other things, employees
12 may not have submitted reimbursement forms for all accrued expenses. The Debtors request that
13 they be authorized to reimburse all such expenses when the reports are submitted, in order to assure
14 such employees that they will be reimbursed for their actual out-of-pocket expenses incurred while
15 acting within the scope of their employment.

16 64. The Debtors do not expect that their obligations for Reimbursable Expenses as of
17 the Petition Date will exceed \$10,000 in the aggregate.

18 **G. Utilities Motion**

19 65. Through this First Day Motion, the Debtors propose that, upon the request of any
20 Utility Company pursuant to the procedures set forth in the Motion, the Debtors provide an
21 adequate assurance deposit in the amount of the average of two weeks' worth of fees over the year
22 prior to the request by the Utility Company (the "Proposed Adequate Assurance"), and that
23 requests and deposits be accounted for each account used by the Debtors. The Debtors propose to
24 adopt and follow defined procedures (the "Adequate Assurance Procedures") to address the right
25 of any Utility Company under section 366I(3) of the Bankruptcy Code to request the Proposed
26 Adequate Assurance or to modify the proposed amount of adequate assurance.

27 66. The Debtors rely on utility services, including, but not limited to, telephone,
28 internet, gas and electric, and waste removal services (collectively, the "Utility Services") provided

1 by the Utility Companies, including those identified on Exhibit C to the Motion, to operate their
2 businesses. As discussed above, the Debtors own and operate a variety of investment properties,
3 including residential, multifamily, mixed-use, office, commercial, industrial, and agricultural, and
4 rely critically on the Utility Services for their operations. Many of the underlying accounts involve
5 very small monthly charges which have been paid consistently on a timely basis. Moreover, given
6 the nature of the Debtors' business, providing uninterrupted service from the Utility Companies is
7 essential to maintaining value and administering these Chapter 11 Cases. The Debtors are prepared
8 to provide additional deposits as necessary to maintain the continuity of the Utility Services. In
9 the meantime, any temporary or permanent discontinuation of Utility Services could irreparably
10 disrupt the orderly administration of these cases, damage the Debtors' assets, and, as a result,
11 diminish recoveries to the Debtors' stakeholders.

12 **H. Motion to Authorize Payment of Certain Prepetition Taxes**

13 67. Through this First Day Motion, the Debtors seek authority to pay, in their
14 discretion, the Taxes and Assessments, in order to, among other things, prevent the Taxing
15 Authorities from taking actions that may interfere with the administration of the Chapter 11 Cases
16 and impede the Debtors' ability to successfully sell Properties, including, in some instances,
17 asserting liens on the Debtors' property and imposing penalties and/or significant interest on past-
18 due taxes.

19 68. Ample authority and cause exist to authorize the payment of the Taxes and
20 Assessments, including, without limitation, that: (i) certain of the Taxes and Assessments may be
21 entitled to priority status pursuant to section 507(a)(8) of the Bankruptcy Code or result in the
22 imposition of liens on the Debtors' property if unpaid, and (ii) interest and penalties may accrue
23 on certain unpaid Taxes and Assessments, even after the Petition Date. Further, the Court has
24 authority to grant the relief requested in the Motion pursuant to section 363(b) and 105(a) of the
25 Bankruptcy Code.

26 69. In the ordinary course of operating their businesses, the Debtors incur a variety of
27 Taxes and Assessments that they remit periodically to various federal, state, and local taxing,
28 licensing, and other governmental authorities. As set forth in further detail below, the Debtors

1 generally pay the Taxes and Assessments semi-annually or annually, as required by applicable
2 laws. As of the Petition Date, the Debtors estimate that an aggregate amount of approximately
3 \$219,059 in Taxes and Assessments are due and owing to the various taxing authorities (the
4 “Taxing Authorities”), the entire amount of which relates to the prepetition period.

5 70. The Debtors operate numerous investment properties throughout Northern
6 California and pay annual taxes to various Taxing Authorities on account of the Debtors’ real
7 property (collectively, the “Real Property Taxes”). As of the Petition Date, the Debtors owe
8 approximately \$173,581 in Real Property Taxes, which were due as of September 30, 2024, and
9 which will be delinquent if not paid by that date, and therefore are all due and payable within the
10 interim period. The Debtors therefore to be authorized, but not directed, to pay, on both an interim
11 and final basis, an amount not to exceed \$219,059 in prepetition Real Property Taxes. The Debtors
12 will also pay postpetition Real Property Taxes as they come due, subject to any agreement or order
13 with respect to cash collateral.

14 **I. Motion to Authorize Use of Cash Collateral**

15 71. Through this First Day Motion, the Debtors seek authority for emergency use of
16 the Cash Collateral of Accepting Lenders for Property Level Expenses as set forth in the Property
17 Budget; and reserve the right to supplement the Motion to use the Cash Collateral of any
18 Nonaccepting Lender upon an evidentiary presentation demonstrating that such Nonaccepting
19 Lender is adequately protected.

20 72. For Accepting Lenders, the Debtors further seek authority to provide adequate
21 protection to such Accepting Lenders by (A) making monthly debt service payments in accordance
22 with pre-filing practices, (B) paying Property Level Expenses in order to maintain the value of the
23 Property or Properties subject to such Accepting Lender’s mortgage(s), and (C) providing
24 continuing reporting consistent with pre-filing practices. Accepting Lenders will not receive
25 additional or replacement liens, and cash generated by the underlying Property will be maintained
26 in a concentration account, by Debtor, in accordance with past and continuing practices of the
27 Property Manager.

28

1 73. For Lenders that wish to opt out, *i.e.*, Nonaccepting Lenders, the Debtors do not
2 seek authority to use their Cash Collateral on an interim basis, unless and except to the extent that
3 such Nonaccepting Lender consents to such use.

4 74. The Debtors have identified twenty-nine (29) lenders (the “Lenders”) that hold
5 mortgages on the vast majority of the more than two hundred (200) Properties owned by the
6 Debtors. Most of the Properties are generating rents or other cash proceeds (hereafter, “Cash
7 Collateral”) that are subject to the Lenders’ mortgages. The Debtors’ preliminary analysis
8 suggests that (1) the amount of each mortgage is, on average, less than 60% of the corresponding
9 Property’s value; and (2) the average aggregate net cash flow from the Properties is well in excess
10 of \$100,000 per week before debt service and more than \$50,000 per week after debt service. The
11 Debtors have historically had no difficulty making debt service payments on their Properties and,
12 but for the Mattson Transactions, the Debtors would not have had cash flow issues or the need to
13 commence these Chapter 11 Cases.

14 75. The Debtors have been unable to negotiate the use of Cash Collateral with the
15 Lenders. Based on their discussions with certain of the Lenders and their understanding of the
16 interests of other Lenders, they believe that several will be Accepting Lenders (as hereafter
17 defined) that will free sufficient Cash Collateral for the Debtors to manage their affairs until the
18 final hearing on this Motion. With respect to Cash Collateral generated by a Property owned by a
19 Nonaccepting Lender (as hereafter defined), the Debtors reserve the right to use their Cash
20 Collateral without consent by presenting evidence that the interest of such Nonaccepting Lender
21 is or will be adequately protected, *e.g.*, by an equity cushion, monthly payments, or other forms of
22 protection contemplated by section 361 of the Bankruptcy Code.

23 76. The Debtors require the use of Cash Collateral to operate their businesses as set
24 forth in the collection of 13-week budgets (each, a “Property Budget”) attached hereto as
25 **Exhibit 4**, reflecting cash flows for each Property, along with an index to assist Lenders in
26 identifying the Properties in which each maintains an interest. Each Property Budget is comprised
27 of expenses directly related to the operation of the Properties and subject to certain mortgages,
28 such as maintenance, property insurance, debt service, utilities, and property management.

1 77. LeFever Mattson, as a managing member and/or limited partner of many of the
2 Debtors, has a continuing equity interest in those Debtors. Subject to further developments in
3 these Chapter 11 Cases, it is anticipated that LeFever Mattson will pay the majority of the
4 restructuring costs relating to these Chapter 11 Cases out of its interest in the various Properties
5 owned by the other Debtors. To the extent that other Debtors accumulate cash after paying
6 expenses permitted hereby, that cash will remain on the books of such Debtor and not be used for
7 the benefit of LeFever Mattson or the other Debtors absent a noticed motion and further Court
8 order authorizing the use of such accumulated cash.

9 **J. Motion to Maintain Insurance Programs**

10 78. Through this First Day Motion the Debtors seek authority to (i) maintain the
11 Insurance Programs; (ii) pay the Insurance Obligations; and (iii) modify the automatic stay
12 imposed by section 362 of the Bankruptcy Code to permit employees to proceed with their claims
13 under Debtors' programs established in compliance with the Workers Compensation Program.

14 79. In connection with the operation of their businesses, the Debtors maintain
15 numerous property and liability insurance programs that provide the Debtors with insurance
16 coverage for claims relating to, among other things, workers' compensation, property liability, and
17 employee health (collectively, the "Insurance Programs") through different insurance carriers (the
18 "Insurance Carriers"). The Debtors maintain numerous Insurance Programs to cover their
19 Properties in the ordinary course of their business.

20 80. The Debtors are required to pay, either directly or through the Debtors' insurance
21 brokers, premiums and other sums for coverage under the Insurance Programs (collectively, the
22 "Insurance Obligations"). The Insurance Obligations are based upon a fixed rate established and
23 billed by each Insurance Carrier. The premiums for most of the Insurance Programs are
24 determined annually and are paid at the inception of each policy, on a monthly basis, or pursuant
25 to the terms of the applicable insurance premium financing agreement.

26 81. One of the Insurance Programs is the Debtors' policy of directors' and officers'
27 liability insurance ("D&O Insurance"), which was purchased prior to the Petition Date and for
28

1 which payments will be due post-petition, pursuant to a financing agreement with the Insurance
2 Carrier.

3 82. The Debtors owe approximately \$60,000 in Insurance Obligations due as of the
4 Petition Date or coming due in the period thirty days after the Petition Date, but are unaware of
5 any other outstanding amounts owed with respect to any Insurance Program (the “Interim
6 Insurance Obligations”). However, it is possible that Debtors may identify outstanding Interim
7 Insurance Obligations as of the Petition Date.

8 83. More critically, certain of the Insurance Programs will expire imminently (the
9 “Expiring Programs”). The renewal and continuation of the Expiring Programs is critical to a
10 successful administration of these Chapter 11 Cases and required of chapter 11 debtors, as
11 discussed below. Failure to maintain the Insurance Programs would pose a risk to the estates or
12 to the public. Therefore, the Debtors request authority to renew the Expiring Programs and pay
13 the premiums associated with the Expiring Programs when they become owing and due.

14 I declare under penalty of perjury under the laws of the United States of America that the
15 foregoing is true and correct. Executed on September 12, 2024.

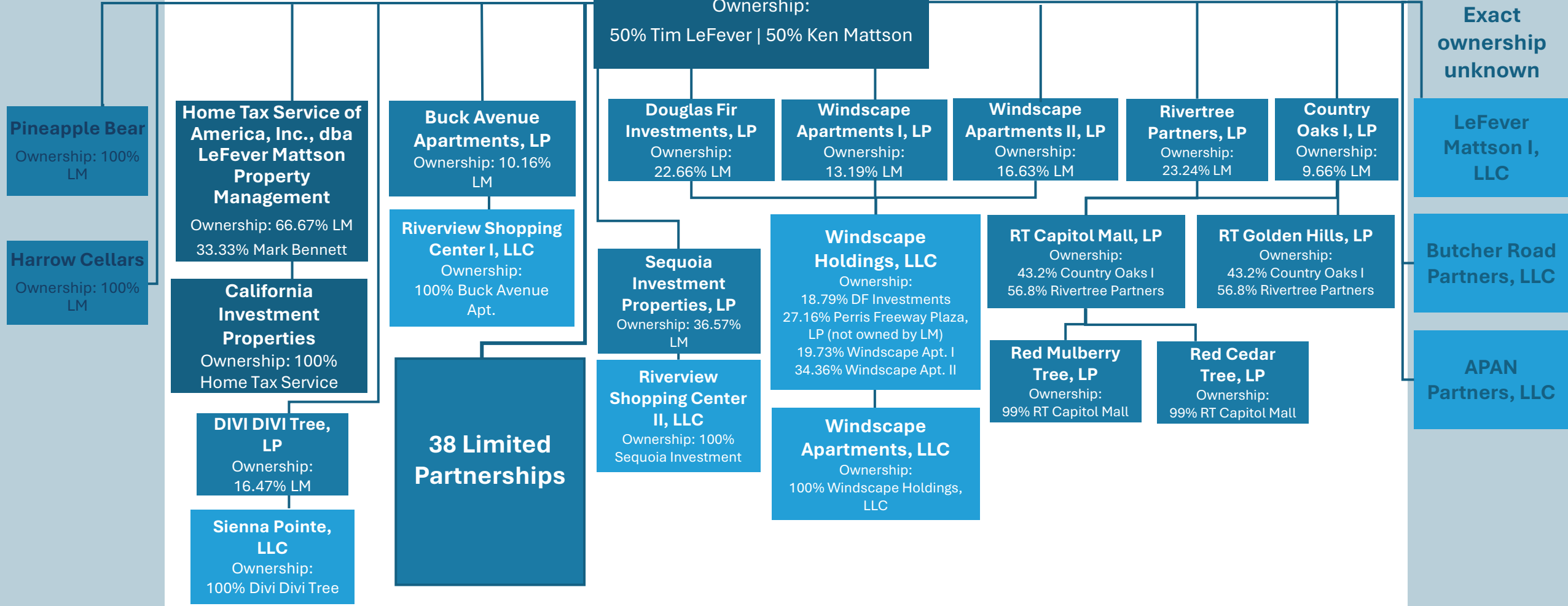
16
17 /s/ Bradley D. Sharp
Bradley D. Sharp

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EXHIBIT 1
(Organizational Chart)

LeFever Mattson

Ownership:
50% Tim LeFever | 50% Ken Mattson



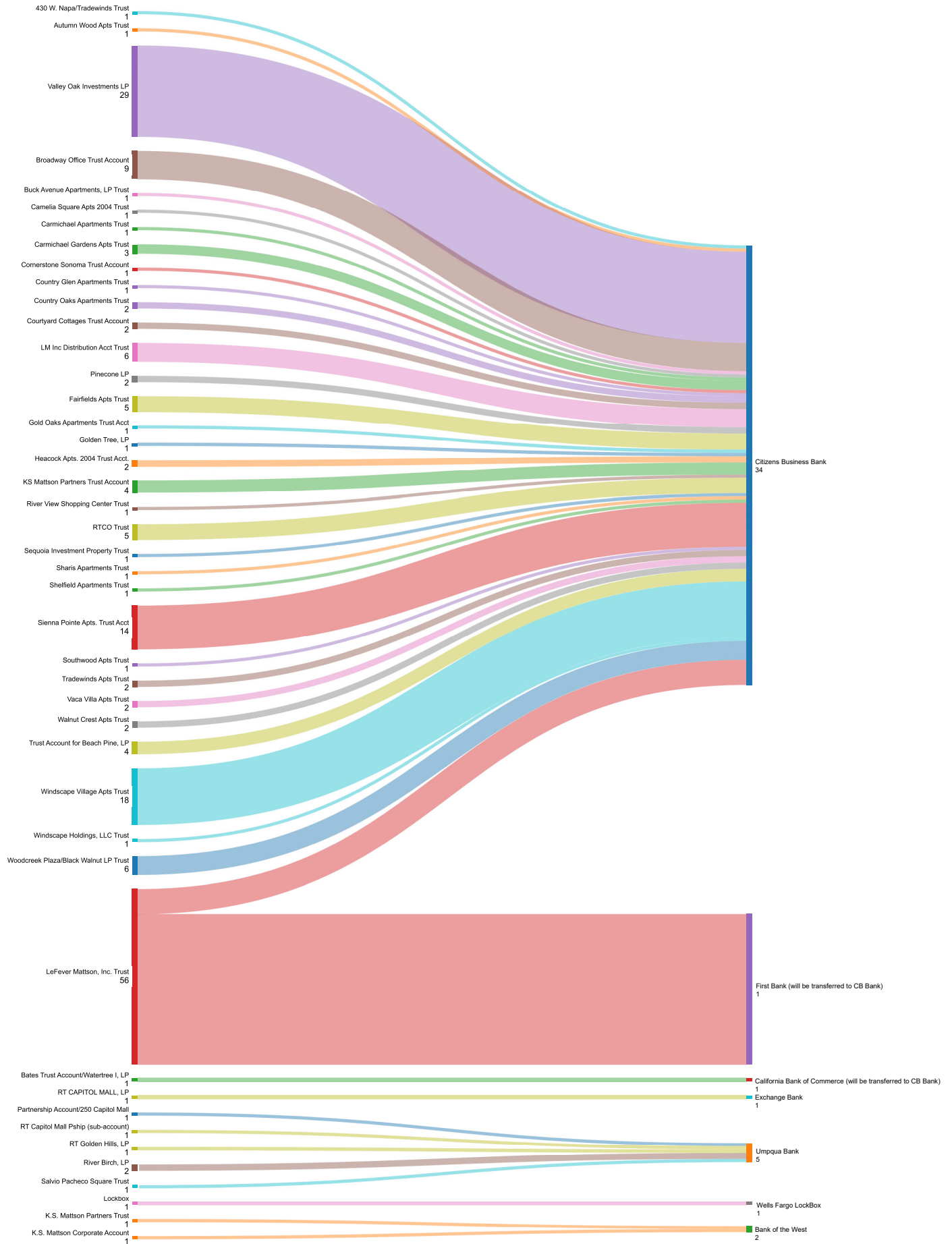
KELLER BENVENUTTI KIM LLP
425 MARKET STREET, 26TH FLOOR
SAN FRANCISCO, CALIFORNIA 94105

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EXHIBIT 2
(Diagram of Cash Management System)

**Account Name
and Number of
Revenue Sources**

**Bank Name and
Total Number of
Accounts**



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EXHIBIT 3
(Bank Account Schedule)

Exhibit _
Schedule of Bank Accounts

Account Name	Bank	Last 4 digits of account number
LeFever Mattson Property Mgmt 430 W. Napa/Tradewinds Trust	Citizens Business Bank	3034
LeFever Mattson Property Mgmt Autumn Wood Apts Trust	Citizens Business Bank	6004
LeFever Mattson Property Mgmt Bates Trust Account / Watertree I LP	California Bank of Commerce	4510
LeFever Mattson Property Mgmt Valley Oak Investments LP	Citizens Business Bank	3357
LeFever Mattson Property Mgmt Broadway Office Trust Account	Citizens Business Bank	1404
LeFever Mattson Property Mgmt. Buck Avenue Apartments, LP Trust	Citizens Business Bank	0139
LeFever Mattson Property Mgmt Camelia Square Apts 2004 Trust	Citizens Business Bank	6012
LeFever Mattson Property Mgmt RT Capitol Mall, LP	Exchange Bank	9071
Sienna Pointe, LLC Partnership Account / 520 Capitol Mall	Umpqua Bank	8539
Sienna Pointe, LLC RT Capitol Mall Pship (sub-account)	Umpqua Bank	2271
LeFever Mattson Property Mgmt Carmichael Apartments Trust Account	Citizens Business Bank	6020
LeFever Mattson Property Mgmt Carmichael Gardens Apts Trust	Citizens Business Bank	6038
LeFever Mattson Property Mgmt Cornerstone Sonoma Trust Account	Citizens Business Bank	1558
LeFever Mattson Property Mgmt Country Glen Apartments Trust	Citizens Business Bank	6046
LeFever Mattson Property Mgmt Country Oaks Apartments Trust	Citizens Business Bank	3159

Exhibit _
Schedule of Bank Accounts

Account Name	Bank	Last 4 digits of account number
LeFever Mattson Property Mgmt Courtyard Cottages Trust Account	Citizens Business Bank	6053
Coventry Square Condo Assn Money Market Account	Citizens Business Bank	2225
Coventry Square Condo Assn 6359 Auburn Blvd., Suite B	Citizens Business Bank	9669
LeFever Mattson Property Management LM Inc Distribution Acct Trust	Citizens Business Bank	6251
LeFever Mattson Property Mgmt Pinecone LP	Citizens Business Bank	6095
LeFever Mattson Property Mgmt Fairfield Apts Trust	Citizens Business Bank	6061
LeFever Mattson Property Management RT Golden Hills, Lp	Umpqua Bank	5507
LeFever Mattson Property Mgmt Gold Oak Apartments Trust Acct	Citizens Business Bank	6079
LeFever Mattson Property Mgmt Golden Tree, LP	Citizens Business Bank	9411
LeFever Mattson Property Mgmt. Heacock Apts. 2004 Trust Acct.	Citizens Business Bank	3332
LeFever Mattson Property Mgmt K.S. Mattson Partners Trust Account	Citizens Business Bank	0733
LeFever Mattson Property Mgmt LeFever Mattson, Inc. Trust	Citizens Business Bank	8950
LeFever Mattson, Inc. Property Management Trust	First Bank	4107
River Birch, LP Operating Account	Umpqua Bank	8415
LeFever Mattson Property Mgmt. The Redwoods Apartments Trust	Citizens Business Bank	0494

Exhibit _
Schedule of Bank Accounts

Account Name	Bank	Last 4 digits of account number
LeFever Mattson Property Mgmt Trust Acct for Redwoods Modesto Owner CA LLC	Citizens Business Bank	7370
LeFever Mattson Property Mgmt River View Shopping Center	Citizens Business Bank	9958
River View Shopping Ctr, I, LLC Lockbox	Wells Fargo Lockbox	5836
LeFever Mattson Property Mgmt. RTCO Trust	Citizens Business Bank	1591
LeFever Mattson Property Mgmt Salvio Pacheco Square Trust Account	Umpqua Bank	1132
LeFever Mattson Property Mgmt. Sequoia Investment Property	Citizens Business Bank	0147
LeFever Mattson Property Mgmt Sharis Apartments Trust	Citizens Business Bank	6103
LeFever Mattson Property Mgmt Shelfield Apartments Trust	Citizens Business Bank	6111
LeFever Mattson Property Mgmt. Sienna Pointe Apts. Trust Acct	Citizens Business Bank	3472
LeFever Mattson Property Mgmt Southwood Apts Trust	Citizens Business Bank	6129
LeFever Mattson Property Mgmt Spring Glenn Apts Trust Account	Citizens Business Bank	9065
LeFever Mattson Property Mgmt Trust Account for Bishop Pine, LP	Citizens Business Bank	3167
LeFever Mattson Property Mgmt Tradewinds Apts Trust	Citizens Business Bank	6137
LeFever Mattson Property Mgmt Vaca Villa Apts Trust	Citizens Business Bank	6145
LeFever Mattson Property Mgmt Walnut Crest Apts Trust	Citizens Business Bank	6152

Exhibit _
Schedule of Bank Accounts

Account Name	Bank	Last 4 digits of account number
LeFever Mattson Property Mgmt Trust Account for Beach Pine, LP	Citizens Business Bank	6160
LeFever Mattson Property Mgmt Willow Brook Apts Trust	Citizens Business Bank	6178
LeFever Mattson Property Mgmt Willow Glen Apartments Trust	Citizens Business Bank	9057
LeFever Mattson Property Mgmt. Windscape Village Apts Trust	Citizens Business Bank	3175
LeFever Mattson Property Mgmt Windscape Holdings, LLC	Citizens Business Bank	8802
LeFever Mattson Property Mgmt Woodland Oaks Apts Trust	Citizens Business Bank	6186
LeFever Mattson Property Mgmt Woodcreek Plaza/Black Walnut LP Trust	Citizens Business Bank	3042

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EXHIBIT 4
(Property Budgets)

LeFever Mattson et al
 Index of 13 Week Cash Flows

Lender	Entity	Property	Debt	Estimated Value	Basis	Equity	Equity Cushion as a % of Est. Value	Budget (pg. #)
Bank of America, N.A.	Valley Oak Investments, LP	5605 Orange Avenue/7320 Berna Way	319,165	400,000	Acquisition Price	80,835	20%	1
Bruce Needleman, Trustee, Edna M. Hayes, Trustee	Sienna Pointe, LLC	20490 Broadway	2,600,000	3,900,000	Acquisition Price	1,300,000	33%	2
California Bank of Commerce	Watertree I, LP	2280 Bates Ave	3,380,084	6,400,000	Acquisition Price	3,019,916	47%	3
Chase	Red Oak Tree, LP	905 Broadway St	340,125	1,500,000	Acquisition Price	1,159,875	77%	4
Chase	Red Oak Tree, LP	500 Jackson St	336,216	1,100,000	Acquisition Price	763,784	69%	5
Chase	Red Oak Tree, LP	Carpenter & Washington St	594,937	3,250,000	Acquisition Price	2,655,063	82%	6
Chase	Red Cedar Tree LP	5818 Engle Rd Carmichael, CA	163,941					7
Chase	Valley Oak Investments, LP	7327/7329 Berna Way	6,750	450,000	Acquisition Price	443,250	99%	8
Chase	Valley Oak Investments, LP	7332/7334 Arleta Court	280,000	450,000	Acquisition Price	170,000	38%	8
Citizens Bank	Nut Pine, LP	103/105 Commerce Court	4,140,888	6,803,825	Acquisition Price	2,662,937	39%	9
Citizens Bank	Valley Oak Investments, LP	2030 E Grayson Rd	770,171	3,950,000	Acquisition Price	3,179,829	81%	10
Comerica	Fire Tree II, LP, LeFever Mattson	450 West Spain	2,340,000	5,000,000	Acquisition Price	2,660,000	53%	11
Exchange Bank	Sienna Pointe, LLC	520 Capitol Mall	20,368,211	32,000,000	Acquisition Price	11,631,789	36%	12
Frank Bragg Revocable Trust	Fire Tree III, LP, LeFever Mattson	453/457/459 2nd St W	1,005,000	1,705,000	Acquisition Price	700,000	41%	13
Greystone Servicing Company LLC, as Servicer for Freddie Mac Small Balance Loan Program	Bur Oak, LP	1190 Dana Dr	1,297,300	2,200,000	Acquisition Price	902,700	41%	14
Greystone Servicing Company LLC, as Servicer for Freddie Mac Small Balance Loan Program	Cambria Pines, LP	1621 Hood Rd	1,626,805	3,500,000	Acquisition Price	1,873,195	54%	15
Greystone Servicing Company LLC, as Servicer for Freddie Mac Small Balance Loan Program	Chestnut Oak, LP	3217 Walnut Ave	2,067,514	2,500,000	Acquisition Price	432,486	17%	16
Greystone Servicing Company LLC, as Servicer for Freddie Mac Small Balance Loan Program	Foxtail Pine, LP	453 A Fleming St E	3,587,749	7,500,000	Acquisition Price	3,912,251	52%	17
Greystone Servicing Company LLC, as Servicer for Freddie Mac Small Balance Loan Program	Monterey Pine, LP	7575 Power Inn Rd	6,519,658	14,500,000	Acquisition Price	7,980,342	55%	18
Greystone Servicing Company LLC, as Servicer for Freddie Mac Small Balance Loan Program	Red Cedar Tree LP	5800 Engle Rd	4,518,463	8,500,000	Acquisition Price	3,981,537	47%	19
Greystone Servicing Company LLC, as Servicer for Freddie Mac Small Balance Loan Program	Red Mulberry LP	7337 Power Inn Rd	3,628,993	7,500,000	Acquisition Price	3,871,007	52%	20
Greystone Servicing Company LLC, as Servicer for Freddie Mac Small Balance Loan Program	Red Oak, LP and LeFever Mattson	3310-3336 Cimmarron	2,695,726	3,950,000	Acquisition Price	1,254,274	32%	21
Greystone Servicing Company LLC, as Servicer for Freddie Mac Small Balance Loan Program	Scotch Pine, LP	5800 Fair Oaks Blvd	4,020,682	7,610,000	Acquisition Price	3,589,318	47%	22

LeFever Mattson et al
 Index of 13 Week Cash Flows

Lender	Entity	Property	Debt	Estimated Value	Basis	Equity	Equity Cushion as a % of Est. Value	Budget (pg. #)
Greystone Servicing Company LLC, as Servicer for Freddie Mac Small Balance Loan Program	Willow Oak, LP	1189 Dana Dr	3,901,411	6,500,000	Acquisition Price	2,598,589	40%	23
Michael & Ana Cavanaugh	Sienna Pointe, LLC	802 Studley St	1,400,000	2,400,000	Acquisition Price	1,000,000	42%	24
Michael & Ana Cavanaugh	Sienna Pointe, LLC	801 W. Napa St						24
Mr Cooper	LeFever Mattson	1173 Araquipa Court	310,641	550,000	Recent Sale Efforts	239,359	44%	25
Mr Cooper	LeFever Mattson	157 James River Road	133,324	650,000	Recent Sale Efforts	516,676	79%	25
Mr Cooper	Valley Oak Investments, LP	5513/5515 Missie Way	277,720	400,000	Acquisition Price	122,280	31%	26
Mr Cooper	Valley Oak Investments, LP	5537/5539 Missie Way	-	425,000	Acquisition Price	425,000	100%	26
Mr Cooper	Valley Oak Investments, LP	6346/6348 Sorrell Court	301,451	425,000	Acquisition Price	123,549	29%	26
Mr Cooper	Valley Oak Investments, LP	7300 Berna/7325 Arleta	234,991	425,000	Acquisition Price	190,009	45%	26
Mr Cooper	Valley Oak Investments, LP	7308/7310 Arleta Court	222,268	425,000	Acquisition Price	202,732	48%	26
Napa Elm, LP	Fire Tree I, LP, LeFever Mattson	24265 Arnold Road	3,500,000	3,500,000	Acquisition Price	-	0%	27
Napa Elm, LP	Fire Tree I, LP, LeFever Mattson	24321 Arnold Road	3,000,000	3,000,000	Acquisition Price	-	0%	28
NexBank	Tradewinds Apartments LP	1050 Elm St	1,919,400	3,210,000	Acquisition Price	1,290,600	40%	29
PHH Mortgage Services	LeFever Mattson	1864 Quail Meadows Circle	295,805	500,000	Recent Sale Efforts	204,195	41%	30
PHH Mortgage Services	LeFever Mattson	258 Lorraine Blvd.	286,028	710,000	Recent Sale Efforts	423,972	60%	30
PHH Mortgage Services	Valley Oak Investments, LP	7210/7212 Grady Drive	138,941	425,000	Acquisition Price	286,059	67%	31
PHH Mortgage Services	Valley Oak Investments, LP	7304/7306 Arleta Court	318,327	425,000	Acquisition Price	106,673	25%	31
PHH Mortgage Services	Valley Oak Investments, LP	7324/7326 Arleta Court	316,503	425,000	Acquisition Price	108,497	26%	31
PHH Mortgage Services	Valley Oak Investments, LP	7328/7330 Arleta Court	286,597	425,000	Acquisition Price	138,403	33%	31
PHH Mortgage Services	Valley Oak Investments, LP	7335/7337 Arleta Court	225,826	450,000	Acquisition Price	224,174	50%	31
Ronald and Francoise Hodges	Fire Tree III, LP, LeFever Mattson	18580 Highway 12	-	1,350,000	Acquisition Price	1,350,000	100%	32
Select Portfolio Servicing, Inc.	Valley Oak Investments, LP	5335/5337 Gibbons Drive	290,665	500,000	Acquisition Price	209,335	42%	33
Select Portfolio Servicing, Inc.	Valley Oak Investments, LP	5509 Orange/7343 Arleta	312,351	425,000	Acquisition Price	112,649	27%	33
Select Portfolio Servicing, Inc.	Valley Oak Investments, LP	5601/5603 Orange Avenue	294,007	400,000	Acquisition Price	105,993	26%	33
Select Portfolio Servicing, Inc.	Valley Oak Investments, LP	7303/7305 Berna Way	312,197	425,000	Acquisition Price	112,803	27%	33
Select Portfolio Servicing, Inc.	Valley Oak Investments, LP	7312/7314 Berna Way	310,912	425,000	Acquisition Price	114,088	27%	33
Select Portfolio Servicing, Inc.	Valley Oak Investments, LP	7316/7318 Arleta Court	295,678	425,000	Acquisition Price	129,322	30%	33
Select Portfolio Servicing, Inc.	Valley Oak Investments, LP	7319 Arleta/7301 Berna	311,508	425,000	Acquisition Price	113,492	27%	33
Select Portfolio Servicing, Inc.	Valley Oak Investments, LP	7319/7321 Berna Way	308,414	425,000	Acquisition Price	116,586	27%	33
Select Portfolio Servicing, Inc.	Valley Oak Investments, LP	7339/7341 Arleta Court	310,850	450,000	Acquisition Price	139,150	31%	33
Select Portfolio Servicing, Inc.	Valley Oak Investments, LP	9120 Polhemus Drive/9300 Mazatlan Way	277,493	425,000	Acquisition Price	147,507	35%	33
Select Portfolio Servicing, Inc.	LeFever Mattson	1130 Pear Tree Lane	373,344	550,000	Recent Sale Efforts	176,656	32%	34
Select Portfolio Servicing, Inc.	LeFever Mattson	533 Bella Vista Drive	283,597	550,000	Recent Sale Efforts	266,403	48%	34
Shellpoint Mortgage Servicing	LeFever Mattson	110 Fordham Circle	312,360	475,000	Recent Sale Efforts	162,640	34%	35
Socotra	Beach Pine, LP	377 West Spain Street	825,000	1,500,000	Acquisition Price	675,000	45%	36
Socotra	Beach Pine, LP	1319-1362 Fulton Ave	520,078	3,500,000	Acquisition Price	2,979,922	85%	37
Socotra	Black Walnut, LP	20564 Broadway	831,250	1,750,000	Acquisition Price	918,750	53%	38
Socotra	Black Walnut, LP	391-455 Oak and 19173 Railroad Ave	475,000	1,000,000	Acquisition Price	525,000	53%	39
Socotra	Black Walnut, LP	533 3rd Street W	88,250	1,450,000	Acquisition Price	866,250	53%	40

LeFever Mattson et al
Index of 13 Week Cash Flows

Lender	Entity	Property	Debt		Estimated	Basis	Equity		Equity Cushion	Budget (pg. #)
					Value		Value	Value	as a % of Est. Value	
Socotra	Black Walnut, LP	789 Cordilleras	997,500		2,100,000	Acquisition Price	1,102,500	53%	41	
Socotra	Buckeye Tree LP	16721 Sonoma Highway	641,250		1,725,000	Acquisition Price	1,083,750	63%	42	
Socotra	Fire Tree I, LP, LeFever Mattson	786 Broadway	1,800,000		3,125,000	Acquisition Price	1,325,000	42%	43	
Socotra	Fire Tree I, LP, LeFever Mattson	790 Broadway							43	
Socotra	Fire Tree III, LP, LeFever Mattson	17700 Highway 12	810,000		1,705,000	Acquisition Price	895,000	52%	44	
Socotra	Fire Tree III, LP, LeFever Mattson	201 Meadowlark	1,925,000		3,600,000	Acquisition Price	1,675,000	47%	45	
Socotra	Ginko Tree LP	596 3rd St E	700,625		1,650,000	Acquisition Price	949,375	58%	46	
Socotra	Ginko Tree LP / Buckeye LP	645-651 Broadway/10 Maple St							47	
Socotra	Ginko Tree LP / Buckeye LP	1151 Broadway	1,434,375		3,187,500	Acquisition Price	1,753,125	55%	47	
Socotra	Ginko Tree LP / Buckeye LP	1161-1167 Broadway							47	
Socotra	Ginko Tree LP / Buckeye LP	635 Broadway							47	
Socotra	Red Spruce Tree LP	446 3rd Street West	1,350,000		3,000,000	Acquisition Price	1,650,000	55%	48	
Socotra	Red Spruce Tree LP	454 3rd Street West	1,350,000		3,000,000	Acquisition Price	1,650,000	55%	49	
Socotra	River Birch, LP	151 - 155 E Napa St.	1,740,000		3,950,000	Acquisition Price	2,210,000	56%	50	
Socotra	RT Capital Mall, LP	1870 Thornsberry Dr	1,745,868		2,900,000	Acquisition Price	1,154,132	40%	51	
Socotra	RT Capital Mall, LP	19450 Old Winery Rd	1,925,000		5,000,000	Acquisition Price	3,075,000	62%	52	
Socotra	RT Capital Mall, LP	222-226 W. Spain	1,300,000		4,500,000	Acquisition Price	3,200,000	71%	53	
Socotra	Sienna Pointe, LLC	141-145 E. Napa Street	900,000		2,500,000	Acquisition Price	1,600,000	64%	54	
Socotra	RT Capital Mall, LP	921 Broadway	1,600,000		3,500,000	Acquisition Price	1,900,000	54%	55	
Socotra	Sienna Pointe, LLC	925-927 Broadway Street	750,000		2,500,000	Acquisition Price	1,750,000	70%	56	
Socotra	Sienna Pointe, LLC	171 W. Spain Street	1,320,000		2,500,000	Acquisition Price	1,180,000	47%	57	
Socotra	Sienna Pointe, LLC	23250 Maffei Road	1,250,000		2,500,000	Acquisition Price	1,250,000	50%	58	
Socotra	Sienna Pointe, LLC	101 Meadowlark Lane							59	
Socotra	Sienna Pointe, LLC	24101 Arnold Drive							59	
Socotra	Sienna Pointe, LLC	24151 Arnold Drive	2,750,000		5,600,000	Acquisition Price	2,850,000	51%	59	
Socotra	Sienna Pointe, LLC	103 Meadowlark							59	
Socotra	Sienna Pointe, LLC	310 Meadowlark							59	
Socotra	Sienna Pointe, LLC	302 304 310 1st Street East	2,350,000		5,500,000	Acquisition Price	3,150,000	57%	60	
Socotra	LeFever Mattson	10306 Badger Lane	750,000		1,800,000	Acquisition Price	1,050,000	58%	61	
Socotra	LeFever Mattson	10308 Badger Lane	750,000		1,875,000	Acquisition Price	1,125,000	60%	61	
Socotra	LeFever Mattson	10326 Badger Lane	750,000		1,900,000	Acquisition Price	1,150,000	61%	61	
Socotra	LeFever Mattson	10328 Badger Lane	750,000		1,850,000	Acquisition Price	1,100,000	59%	61	
Socotra	LeFever Mattson	10334 Badger Lane	1,043,547		1,850,000	Acquisition Price	806,453	44%	61	
Socotra	LeFever Mattson	10336 Badger Lane	1,036,590		1,860,000	Acquisition Price	823,410	44%	61	
Socotra	LeFever Mattson	10342 Badger Lane	1,036,590		1,875,000	Acquisition Price	838,410	45%	61	
Socotra	LeFever Mattson	10344 Badger Lane	990,000		1,850,000	Acquisition Price	860,000	46%	61	
Socotra	LeFever Mattson	10393 Badger Lane	750,000		1,875,000	Acquisition Price	1,125,000	60%	61	
Socotra	LeFever Mattson	10395 Badger Lane	750,000		1,850,000	Acquisition Price	1,100,000	59%	61	
Socotra	LeFever Mattson	107 Quail Court	990,000		1,800,000	Acquisition Price	810,000	45%	61	
Socotra	LeFever Mattson	109 Quail Court	990,000		1,790,000	Acquisition Price	800,000	45%	61	

LeFever Mattson et al
 Index of 13 Week Cash Flows

Lender	Entity	Property	Debt	Estimated Value	Basis	Equity	Equity Cushion as a % of Est. Value	Budget (pg. #)
SUSAN PATRICIA WESTERBEKE, TRUSTEE OF THE SUSAN PATRICIA WESTERBEKE TRUST	Black Walnut, LP	19020/19022/19030 A/B Railroad	-	1,400,000	Acquisition Price	1,400,000	100%	62
TriCounties Bank	LMI and Mark Bennett	6359 Auburn Blvd	234,720	900,000	Acquisition Price	665,280	74%	63
Umpqua	River Birch, LP	170 - 182 First St. E	1,682,990	3,225,000	Acquisition Price	1,542,010	48%	64
Umpqua Bank	Autumnwood, LP, Pinewood Cond, LP & Vaca..LP	2151 Salvio Street	14,318,096	27,000,000	Acquisition Price	12,681,904	47%	65
Umpqua Bank	RT Golden Hills, LP	941-1017 Alamo Dr.	6,314,822	13,500,000	Acquisition Price	7,185,178	53%	66
Virginia Ghilarducci Trustee	Sienna Pointe, LLC	241 1st Street West	1,400,000	3,000,000	Acquisition Price	1,600,000	53%	67
Wells Fargo	Riverview Shopping Center I, LLC	9415-9471 N Fort Washington	16,506,029	25,000,000	Acquisition Price	8,493,971	34%	68
Wells Fargo	LeFever Mattson	5601 Walnut Avenue #4	115,185	350,000	Recent Sale Efforts	234,815	67%	69
Y. Tito Sasaki, Trustee & Janet L. Sasaki, Trustee	Fire Tree I, LP, LeFever Mattson	Vineyard 8th Street E	1,500,000	2,000,000	Acquisition Price	500,000	25%	70
Y. Tito Sasaki, Trustee & Janet L. Sasaki, Trustee & Employee Pension Trust	Yellow Poplar, LP	21885 8th St E	3,805,000	6,250,000	Acquisition Price	2,445,000	39%	71

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 2,293	\$ -	\$ -	\$ -	\$ 2,293	\$ -	\$ -	\$ -	\$ -	\$ 2,293	\$ 6,879
Other Income														-
Total Cash Receipts	-	-	-	2,293	-	-	-	2,293	-	-	-	-	2,293	6,879
Disbursements														
Administrative	-	-	-	200	-	-	-	200	-	-	-	-	200	600
Rent Expense														-
Operating Expense	210	210	210	210	210	210	210	210	210	210	210	210	210	2,730
Maintenance	81	81	81	81	81	81	81	81	81	81	81	81	81	1,047
Replacement														-
Taxes & Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CAM														-
Non-CAM														-
Total Operating Disbursements	291	291	291	491	291	291	291	491	291	291	291	291	491	4,377
Net Operating Cash Flow	(291)	(291)	(291)	1,803	(291)	(291)	(291)	1,803	(291)	(291)	(291)	(291)	1,803	2,503
Debt Payment				2,300				2,300					2,300	6,900
Net Cash Flow	\$ (291)	\$ (291)	\$ (291)	\$ (498)	\$ (291)	\$ (291)	\$ (291)	\$ (498)	\$ (291)	\$ (291)	\$ (291)	\$ (291)	\$ (498)	\$ (4,398)

**20490 & 20490-A Broadway
13 Week Cash Flow Forecast**

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 10,800	\$ -	\$ -	\$ -	\$ 10,800	\$ -	\$ -	\$ -	\$ -	\$ 10,800	\$ 32,400
Other Income														-
Total Receipts	-	-	-	10,800	-	-	-	10,800	-	-	-	-	10,800	32,400
Disbursements														
Administrative	163	163	163	163	163	163	163	163	163	163	163	163	163	2,123
Rent Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Expense	12	12	12	12	12	12	12	12	12	12	12	12	12	152
Maintenance	90	90	90	90	90	90	90	90	90	90	90	90	90	1,168
Replacement	28	28	28	28	28	28	28	28	28	28	28	28	28	369
Taxes & Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CAM	485	485	485	485	485	485	485	485	485	485	485	485	485	6,303
Non-CAM	-	-	-	540	-	-	-	540	-	-	-	-	540	1,620
Total Operating Disbursements	778	778	778	1,318	778	778	778	1,318	778	778	778	778	1,318	11,735
Net Operating Cash Flow	(778)	(778)	(778)	9,482	(778)	(778)	(778)	9,482	(778)	(778)	(778)	(778)	9,482	20,665
Debt Payment				6,500				6,500					6,500	19,500
Net Cash Flow	\$ (778)	\$ (778)	\$ (778)	\$ 2,982	\$ (778)	\$ (778)	\$ (778)	\$ 2,982	\$ (778)	\$ (778)	\$ (778)	\$ (778)	\$ 2,982	\$ 1,165

2280 Bates
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 39,125	\$ -	\$ -	\$ -	\$ 39,125	\$ -	\$ -	\$ -	\$ -	\$ 39,125	\$ 117,375
Other Income														-
Total Cash Receipts	-	-	-	39,125	-	-	-	39,125	-	-	-	-	39,125	117,375
Disbursements														
Administrative	-	-	-	-	-	-	-	-	-	-	-	-	300	300
Rent Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Expense	7	7	7	7	7	7	7	7	7	7	7	7	7	91
Maintenance	18	18	18	18	18	18	18	18	18	18	18	18	18	228
Replacement														-
Taxes & Insurance														-
CAM	1,796	2,884	1,796	1,796	1,796	2,884	1,796	1,796	1,796	1,796	2,884	1,796	1,796	26,612
Non-CAM	193	193	193	1,891	193	193	193	1,891	193	193	193	193	1,891	7,598
Total Operating Disbursements	2,013	3,101	2,013	3,711	2,013	3,101	2,013	3,711	2,013	2,013	3,101	2,013	4,011	34,828
Net Operating Cash Flow	(2,013)	(3,101)	(2,013)	35,414	(2,013)	(3,101)	(2,013)	35,414	(2,013)	(2,013)	(3,101)	(2,013)	35,114	82,547
Debt Payment				11,000				11,000					11,000	33,000
Net Cash Flow	\$ (2,013)	\$ (3,101)	\$ (2,013)	\$ 24,414	\$ (2,013)	\$ (3,101)	\$ (2,013)	\$ 24,414	\$ (2,013)	\$ (2,013)	\$ (3,101)	\$ (2,013)	\$ 24,114	\$ 49,547

905 Broadway Street (Broadway Street Apartments)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 7,277	\$ -	\$ -	\$ -	\$ 7,277	\$ -	\$ -	\$ -	\$ -	\$ 7,277	\$ 21,831
Other Income	-	-	-	25	-	-	-	25	-	-	-	-	25	75
Total Cash Receipts	-	-	-	7,302	-	-	-	7,302	-	-	-	-	7,302	21,906
Disbursements														
Administrative	143	143	143	529	143	143	143	529	143	143	143	143	529	3,021
Rent Expense	36	36	36	36	36	36	36	36	36	36	36	36	36	464
Operating Expense	120	120	120	120	120	120	120	120	120	120	120	120	120	1,564
Maintenance	572	572	572	572	572	572	572	572	572	572	572	572	572	7,431
Replacement	23	23	23	23	23	23	23	23	23	23	23	23	23	303
Taxes & Insurance	-	-	-	260	-	-	-	260	-	-	-	-	260	780
CAM														-
Non-CAM														-
Total Operating Disbursements	894	894	894	1,540	894	894	894	1,540	894	894	894	894	1,540	13,563
Net Operating Cash Flow	(894)	(894)	(894)	5,762	(894)	(894)	(894)	5,762	(894)	(894)	(894)	(894)	5,762	8,343
Debt Payment				2,110				2,110					2,110	6,330
Net Cash Flow	\$ (894)	\$ (894)	\$ (894)	\$ 3,652	\$ (894)	\$ (894)	\$ (894)	\$ 3,652	\$ (894)	\$ (894)	\$ (894)	\$ (894)	\$ 3,652	\$ 2,013

500 Jackson Street (Jackson Street Apartments)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 5,180	\$ -	\$ -	\$ -	\$ 5,180	\$ -	\$ -	\$ -	\$ -	\$ 5,180	\$ 15,540
Other Income	-	-	-	15	-	-	-	15	-	-	-	-	15	45
Total Cash Receipts	-	-	-	5,195	-	-	-	5,195	-	-	-	-	5,195	15,585
Disbursements														
Administrative	73	73	73	378	73	73	73	378	73	73	73	73	378	1,861
Rent Expense	29	29	29	29	29	29	29	29	29	29	29	29	29	379
Operating Expense	112	112	112	112	112	112	112	112	112	112	112	112	112	1,462
Maintenance	324	324	324	324	324	324	324	324	324	324	324	324	324	4,217
Replacement	23	23	23	23	23	23	23	23	23	23	23	23	23	303
Taxes & Insurance	-	295	-	-	-	295	-	-	-	-	295	-	-	884
CAM														-
Non-CAM														-
Total Operating Disbursements	562	857	562	867	562	857	562	867	562	562	857	562	867	9,107
Net Operating Cash Flow	(562)	(857)	(562)	4,328	(562)	(857)	(562)	4,328	(562)	(562)	(857)	(562)	4,328	6,478
Debt Payment				2,090				2,090					2,090	6,270
Net Cash Flow	\$ (562)	\$ (857)	\$ (562)	\$ 2,238	\$ (562)	\$ (857)	\$ (562)	\$ 2,238	\$ (562)	\$ (562)	\$ (857)	\$ (562)	\$ 2,238	\$ 208

Carpenter & Washington Street (Marpel Apartments)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 15,608	\$ -	\$ -	\$ -	\$ 15,608	\$ -	\$ -	\$ -	\$ -	\$ 15,608	\$ 46,824
Other Income	-	-	-	34	-	-	-	34	-	-	-	-	34	102
Total Cash Receipts	-	-	-	15,642	-	-	-	15,642	-	-	-	-	15,642	46,926
Disbursements														
Administrative	219	219	219	1,269	219	219	219	1,269	219	219	219	219	1,269	6,001
Rent Expense	29	29	29	29	29	29	29	29	29	29	29	29	29	379
Operating Expense	392	392	392	392	392	392	392	392	392	392	392	392	392	5,092
Maintenance	819	819	819	819	819	819	819	819	819	819	819	819	819	10,645
Replacement	93	93	93	93	93	93	93	93	93	93	93	93	93	1,213
Taxes & Insurance	-	-	-	497	-	-	-	-	497	-	-	-	2,364	3,359
CAM														-
Non-CAM														-
Total Operating Disbursements	1,552	1,552	1,552	3,099	1,552	1,552	1,552	2,602	2,050	1,552	1,552	1,552	4,966	26,688
Net Operating Cash Flow	(1,552)	(1,552)	(1,552)	12,542	(1,552)	(1,552)	(1,552)	13,040	(2,050)	(1,552)	(1,552)	(1,552)	10,676	20,238
Debt Payment				3,700				3,700					3,700	11,100
Net Cash Flow	\$ (1,552)	\$ (1,552)	\$ (1,552)	\$ 8,842	\$ (1,552)	\$ (1,552)	\$ (1,552)	\$ 9,340	\$ (2,050)	\$ (1,552)	\$ (1,552)	\$ (1,552)	\$ 6,976	\$ 9,138

5818 Engle Rd
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 1,431	\$ -	\$ -	\$ -	\$ 1,431	\$ -	\$ -	\$ -	\$ -	\$ 1,431	\$ 4,293
Other Income														-
Total Cash Receipts	-	-	-	1,431	-	-	-	1,431	-	-	-	-	1,431	4,293
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	21	21	21	21	21	21	21	21	21	21	21	21	21	267
Maintenance	41	41	41	41	41	41	41	41	41	41	41	41	41	531
Replacement														-
Taxes & Insurance														-
CAM														-
Non-CAM														-
Total Operating Disbursements	61	61	61	61	61	61	61	61	61	61	61	61	61	798
Net Operating Cash Flow	(61)	(61)	(61)	1,370	(61)	(61)	(61)	1,370	(61)	(61)	(61)	(61)	1,370	3,495
Debt Payment				1,031				1,031					1,031	3,092
Net Cash Flow	\$ (61)	\$ (61)	\$ (61)	\$ 339	\$ (61)	\$ (61)	\$ (61)	\$ 339	\$ (61)	\$ (61)	\$ (61)	\$ (61)	\$ 339	\$ 404

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 4,685	\$ -	\$ -	\$ -	\$ 4,685	\$ -	\$ -	\$ -	\$ -	\$ 4,685	\$ 14,055
Other Income														-
Total Cash Receipts	-	-	-	4,685	-	-	-	4,685	-	-	-	-	4,685	14,055
Disbursements														
Administrative	120	120	120	120	120	120	120	120	120	120	120	120	120	1,564
Rent Expense														-
Operating Expense	239	239	239	239	239	239	239	239	239	239	239	239	239	3,107
Maintenance	264	264	264	264	264	264	264	264	264	264	264	264	264	3,428
Replacement														-
Taxes & Insurance	-	-	-	-	-	-	-	-	-	-	-	-	1,431	1,431
CAM														-
Non-CAM														-
Total Operating Disbursements	623	623	623	623	623	623	623	623	623	623	623	623	2,054	9,530
Net Operating Cash Flow	(623)	(623)	(623)	4,062	(623)	(623)	(623)	4,062	(623)	(623)	(623)	(623)	2,631	4,525
Debt Payment				1,530				1,530					1,530	4,590
Net Cash Flow	\$ (623)	\$ (623)	\$ (623)	\$ 2,532	\$ (623)	\$ (623)	\$ (623)	\$ 2,532	\$ (623)	\$ (623)	\$ (623)	\$ (623)	\$ 1,101	\$ (65)

103 / 105 Commerce Court (Commerce Court)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected														\$ -
Other Income														-
Total Cash Receipts														-
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance	27	27	27	27	27	27	27	27	27	27	27	27	27	356
Replacement														-
Taxes & Insurance														-
CAM	96	670	96	96	96	670	96	96	96	96	670	96	5,721	8,597
Non-CAM														-
Total Operating Disbursements	124	697	124	124	124	697	124	124	124	124	697	124	5,749	8,953
Net Operating Cash Flow	(124)	(697)	(124)	(124)	(124)	(697)	(124)	(124)	(124)	(124)	(697)	(124)	(5,749)	(8,953)
Debt Payment														-
Net Cash Flow	\$ (124)	\$ (697)	\$ (124)	\$ (124)	\$ (124)	\$ (697)	\$ (124)	\$ (124)	\$ (124)	\$ (124)	\$ (697)	\$ (124)	\$ (5,749)	\$ (8,953)

Ceres West Mobile Home Park (2030 E Grayson Rd)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 27,200	\$ -	\$ -	\$ -	\$ 27,200	\$ -	\$ -	\$ -	\$ -	\$ 27,200	\$ 81,600
Other Income	-	-	-	56	-	-	-	56	-	-	-	-	56	169
Total Cash Receipts	-	-	-	27,256	-	-	-	27,256	-	-	-	-	27,256	81,769
Disbursements														
Administrative	688	688	688	688	688	688	688	688	688	688	688	688	688	8,943
Rent Expense	7	7	7	7	7	7	7	7	7	7	7	7	7	85
Operating Expense	675	675	675	675	675	675	675	675	675	675	675	675	675	8,778
Maintenance	123	123	123	123	123	123	123	123	123	123	123	123	123	1,593
Replacement	35	35	35	35	35	35	35	35	35	35	35	35	35	455
Taxes & Insurance	-	-	-	10,421	-	-	-	-	538	-	-	-	-	10,959
CAM														-
Non-CAM														-
Total Operating Disbursements	1,527	1,527	1,527	11,948	1,527	1,527	1,527	1,527	2,065	1,527	1,527	1,527	1,527	30,813
Net Operating Cash Flow	(1,527)	(1,527)	(1,527)	15,308	(1,527)	(1,527)	(1,527)	25,729	(2,065)	(1,527)	(1,527)	(1,527)	25,729	50,956
Debt Payment				6,739				6,739					6,739	20,217
Net Cash Flow	\$ (1,527)	\$ (1,527)	\$ (1,527)	\$ 8,569	\$ (1,527)	\$ (1,527)	\$ (1,527)	\$ 18,990	\$ (2,065)	\$ (1,527)	\$ (1,527)	\$ (1,527)	\$ 18,990	\$ 30,739

450 W. Spain
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected														\$ -
Other Income														-
Total Cash Receipts														-
Disbursements														
Administrative	37	37	37	37	37	37	37	37	37	37	37	37	37	485
Rent Expense														-
Operating Expense														-
Maintenance	146	146	146	146	146	146	146	146	146	146	146	146	146	1,896
Replacement	23	23	23	23	23	23	23	23	23	23	23	23	23	303
Taxes & Insurance	-	710	-	-	-	710	-	-	-	-	710	-	-	2,131
CAM	58	58	58	58	58	58	58	58	58	58	58	58	58	758
Non-CAM														-
Total Operating Disbursements	265	975	265	265	265	975	265	265	265	265	975	265	265	5,574
Net Operating Cash Flow	(265)	(975)	(265)	(265)	(265)	(975)	(265)	(265)	(265)	(265)	(975)	(265)	(265)	(5,574)
Debt Payment														-
Net Cash Flow	\$ (265)	\$ (975)	\$ (265)	\$ (265)	\$ (265)	\$ (975)	\$ (265)	\$ (265)	\$ (265)	\$ (265)	\$ (975)	\$ (265)	\$ (265)	\$ (5,574)

**520 Capitol Mall
13 Week Cash Flow Forecast**

	Week Ended													
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
	13-Sep	20-Sep	27-Sep	4-Oct	11-Oct	18-Oct	25-Oct	1-Nov	8-Nov	15-Nov	22-Nov	29-Nov	6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 269,140	\$ -	\$ -	\$ -	\$ 269,140	\$ -	\$ -	\$ -	\$ -	\$ 269,140	\$ 807,420
Other Income														-
Total Cash Receipts	-	-	-	269,140	-	-	-	269,140	-	-	-	-	269,140	807,420
Disbursements														
Total Operating Disbursements	19,777	19,777	19,777	26,458	19,777	19,777	19,777	26,458	19,777	19,777	19,777	19,777	33,558	284,249
Net Operating Cash Flow	(19,777)	(19,777)	(19,777)	242,682	(19,777)	(19,777)	(19,777)	242,682	(19,777)	(19,777)	(19,777)	(19,777)	235,582	523,171
Debt Payment				49,000				49,000					49,000	147,000
Net Cash Flow	\$ (19,777)	\$ (19,777)	\$ (19,777)	\$ 193,682	\$ (19,777)	\$ (19,777)	\$ (19,777)	\$ 193,682	\$ (19,777)	\$ (19,777)	\$ (19,777)	\$ (19,777)	\$ 186,582	\$ 376,171

453 Second St W (office), 457 & 459 Second St W (duplex)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ 3,600	\$ 10,800
Other Income														-
Total Cash Receipts	-	-	-	3,600	-	-	-	3,600	-	-	-	-	3,600	10,800
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	32	32	32	32	32	32	32	32	32	32	32	32	32	415
Maintenance	163	163	163	163	163	163	163	163	163	163	163	163	163	2,123
Replacement														-
Taxes & Insurance	-	220	-	-	-	220	-	-	-	-	354	-	-	794
CAM														-
Non-CAM														-
Total Operating Disbursements	195	415	195	195	195	415	195	195	195	195	549	195	195	3,332
Net Operating Cash Flow	(195)	(415)	(195)	3,405	(195)	(415)	(195)	3,405	(195)	(195)	(549)	(195)	3,405	7,468
Debt Payment														-
Net Cash Flow	\$ (195)	\$ (415)	\$ (195)	\$ 3,405	\$ (195)	\$ (415)	\$ (195)	\$ 3,405	\$ (195)	\$ (195)	\$ (549)	\$ (195)	\$ 3,405	\$ 7,468

1190 Dana Dr (Dana Drive Apartments)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 16,541	\$ -	\$ -	\$ -	\$ 16,541	\$ -	\$ -	\$ -	\$ -	\$ 16,541	\$ 49,623
Other Income	-	-	-	55	-	-	-	55	-	-	-	-	55	164
Total Cash Receipts	-	-	-	16,596	-	-	-	16,596	-	-	-	-	16,596	49,787
Disbursements														
Administrative	146	146	146	1,049	146	146	146	1,249	146	146	146	146	1,049	4,804
Rent Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Expense	167	167	167	167	167	167	167	167	167	167	167	167	167	2,169
Maintenance	384	384	384	384	384	384	384	384	384	384	384	384	384	4,986
Replacement	70	70	70	70	70	70	70	70	70	70	70	70	70	910
Taxes & Insurance	-	263	-	-	-	263	-	-	-	-	263	-	1,685	2,475
CAM														-
Non-CAM														-
Total Operating Disbursements	766	1,029	766	1,669	766	1,029	766	1,869	766	766	1,029	766	3,354	15,344
Net Operating Cash Flow	(766)	(1,029)	(766)	14,927	(766)	(1,029)	(766)	14,727	(766)	(766)	(1,029)	(766)	13,241	34,443
Debt Payment				4,000				4,000					4,000	12,000
Net Cash Flow	\$ (766)	\$ (1,029)	\$ (766)	\$ 10,927	\$ (766)	\$ (1,029)	\$ (766)	\$ 10,727	\$ (766)	\$ (766)	\$ (1,029)	\$ (766)	\$ 9,241	\$ 22,443

**1621 Hood Rd.
13 Week Cash Flow Forecast**

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 29,084	\$ -	\$ -	\$ -	\$ 29,084	\$ -	\$ -	\$ -	\$ -	\$ 29,084	\$ 87,252
Other Income	-	-	-	125	-	-	-	125	-	-	-	-	125	375
Total Cash Receipts	-	-	-	29,209	-	-	-	29,209	-	-	-	-	29,209	87,627
Disbursements														
Administrative	466	466	466	466	466	466	466	466	466	466	466	466	466	6,058
Rent Expense	41	41	41	41	41	41	41	41	41	41	41	41	41	531
Operating Expense	386	386	386	386	386	386	386	386	386	386	386	386	386	5,022
Maintenance	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	21,094
Replacement	187	187	187	187	187	187	187	187	187	187	187	187	187	2,427
Taxes & Insurance	-	648	-	-	-	648	-	-	-	-	648	-	-	1,945
CAM														-
Non-CAM														-
Total Operating Disbursements	2,702	3,351	2,702	2,702	2,702	3,351	2,702	2,702	2,702	2,702	3,351	2,702	2,702	37,077
Net Operating Cash Flow	(2,702)	(3,351)	(2,702)	26,507	(2,702)	(3,351)	(2,702)	26,507	(2,702)	(2,702)	(3,351)	(2,702)	26,507	50,550
Debt Payment				8,000				8,000					8,000	24,000
Net Cash Flow	\$ (2,702)	\$ (3,351)	\$ (2,702)	\$ 18,507	\$ (2,702)	\$ (3,351)	\$ (2,702)	\$ 18,507	\$ (2,702)	\$ (2,702)	\$ (3,351)	\$ (2,702)	\$ 18,507	\$ 26,550

3217 Walnut Ave (Walnut Crest Apartments)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 27,064	\$ -	\$ -	\$ -	\$ 27,064	\$ -	\$ -	\$ -	\$ -	\$ 27,064	\$ 81,192
Other Income	-	-	-	383	-	-	-	383	-	-	-	-	383	1,150
Total Cash Receipts	-	-	-	27,447	-	-	-	27,447	-	-	-	-	27,447	82,342
Disbursements														
Administrative	430	430	430	1,816	430	430	430	1,816	430	430	430	430	1,816	9,744
Rent Expense	43	43	43	43	43	43	43	43	43	43	43	43	43	561
Operating Expense	453	453	453	453	453	453	453	453	453	453	453	453	453	5,892
Maintenance	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	17,167
Replacement	175	175	175	175	175	175	175	175	175	175	175	175	175	2,275
Taxes & Insurance	-	879	-	-	-	879	-	-	-	-	879	-	8,519	11,156
CAM														-
Non-CAM														-
Total Operating Disbursements	2,422	3,301	2,422	3,808	2,422	3,301	2,422	3,808	2,422	2,422	3,301	2,422	12,326	46,795
Net Operating Cash Flow	(2,422)	(3,301)	(2,422)	23,640	(2,422)	(3,301)	(2,422)	23,640	(2,422)	(2,422)	(3,301)	(2,422)	15,121	35,547
Debt Payment				6,000				6,000					6,000	18,000
Net Cash Flow	\$ (2,422)	\$ (3,301)	\$ (2,422)	\$ 17,640	\$ (2,422)	\$ (3,301)	\$ (2,422)	\$ 17,640	\$ (2,422)	\$ (2,422)	\$ (3,301)	\$ (2,422)	\$ 9,121	\$ 17,547

453 A Fleming St E (Sharis Apartments)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 44,757	\$ -	\$ -	\$ -	\$ 44,757	\$ -	\$ -	\$ -	\$ -	\$ 44,757	\$ 134,271
Other Income	-	-	-	325	-	-	-	325	-	-	-	-	325	975
Total Cash Receipts	-	-	-	45,082	-	-	-	45,082	-	-	-	-	45,082	135,246
Disbursements														
Administrative	435	435	435	435	435	435	435	435	435	435	435	435	2,430	7,655
Rent Expense	42	42	42	42	42	42	42	42	42	42	42	42	42	549
Operating Expense	728	728	728	728	728	728	728	728	728	728	728	728	728	9,458
Maintenance	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	31,204
Replacement	245	245	245	245	245	245	245	245	245	245	245	245	245	3,185
Taxes & Insurance	49	49	49	49	49	49	49	49	49	49	49	49	11,476	12,059
CAM														-
Non-CAM														-
Total Operating Disbursements	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899	17,322	64,110
Net Operating Cash Flow	(3,899)	(3,899)	(3,899)	41,183	(3,899)	(3,899)	(3,899)	41,183	(3,899)	(3,899)	(3,899)	(3,899)	27,760	71,136
Debt Payment				13,500				13,500					13,500	40,500
Net Cash Flow	\$ (3,899)	\$ (3,899)	\$ (3,899)	\$ 27,683	\$ (3,899)	\$ (3,899)	\$ (3,899)	\$ 27,683	\$ (3,899)	\$ (3,899)	\$ (3,899)	\$ (3,899)	\$ 14,260	\$ 30,636

7575 Power Inn Rd (Country Glen Apartments)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 110,197	\$ -	\$ -	\$ -	\$ 110,197	\$ -	\$ -	\$ -	\$ -	\$ 110,197	\$ 330,591
Other Income	-	-	-	200	-	-	-	200	-	-	-	-	200	600
Total Cash Receipts	-	-	-	110,397	-	-	-	110,397	-	-	-	-	110,397	331,191
Disbursements														
Administrative	1,224	1,524	1,224	6,724	1,224	1,224	1,224	6,724	1,224	1,224	1,224	1,224	9,239	35,229
Rent Expense	96	96	96	96	96	96	96	96	96	96	96	96	96	1,253
Operating Expense	702	702	702	702	702	702	702	702	702	702	702	702	702	9,127
Maintenance	4,877	4,877	4,877	4,877	4,877	4,877	4,877	4,877	4,877	4,877	4,877	4,877	4,877	63,405
Replacement	2,952	2,952	2,952	2,952	2,952	2,952	2,952	2,952	2,952	2,952	2,952	2,952	2,952	38,372
Taxes & Insurance	-	17,131	-	-	-	5,191	-	-	-	-	5,191	-	-	27,513
CAM														-
Non-CAM														-
Total Operating Disbursements	9,852	27,282	9,852	15,352	9,852	15,043	9,852	15,352	9,852	9,852	15,043	9,852	17,867	174,898
Net Operating Cash Flow	(9,852)	(27,282)	(9,852)	95,045	(9,852)	(15,043)	(9,852)	95,045	(9,852)	(9,852)	(15,043)	(9,852)	92,530	156,293
Debt Payment				32,000				32,000					32,000	96,000
Net Cash Flow	\$ (9,852)	\$ (27,282)	\$ (9,852)	\$ 63,045	\$ (9,852)	\$ (15,043)	\$ (9,852)	\$ 63,045	\$ (9,852)	\$ (9,852)	\$ (15,043)	\$ (9,852)	\$ 60,530	\$ 60,293

5800 Engle Rd (Carmichael Apartments)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 57,350	\$ -	\$ -	\$ -	\$ 57,350	\$ -	\$ -	\$ -	\$ -	\$ 57,350	\$ 172,050
Other Income	-	-	-	387	-	-	-	387	-	-	-	-	387	1,160
Total Cash Receipts	-	-	-	57,737	-	-	-	57,737	-	-	-	-	57,737	173,210
Disbursements														
Administrative	880	880	880	3,780	880	880	880	3,780	880	880	880	880	3,780	20,139
Rent Expense	173	173	173	173	173	173	173	173	173	173	173	173	173	2,243
Operating Expense	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133	14,733
Maintenance	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	29,569
Replacement	1,073	1,073	1,073	1,073	1,073	1,073	1,073	1,073	1,073	1,073	1,073	1,073	1,073	13,953
Taxes & Insurance	-	1,402	-	-	-	1,402	-	-	-	-	1,402	-	7,036	11,242
CAM														-
Non-CAM														-
Total Operating Disbursements	5,534	6,936	5,534	8,434	5,534	6,936	5,534	8,434	5,534	5,534	6,936	5,534	15,469	91,878
Net Operating Cash Flow	(5,534)	(6,936)	(5,534)	49,303	(5,534)	(6,936)	(5,534)	49,303	(5,534)	(5,534)	(6,936)	(5,534)	42,267	81,331
Debt Payment				17,000				17,000					17,000	51,000
Net Cash Flow	\$ (5,534)	\$ (6,936)	\$ (5,534)	\$ 32,303	\$ (5,534)	\$ (6,936)	\$ (5,534)	\$ 32,303	\$ (5,534)	\$ (5,534)	\$ (6,936)	\$ (5,534)	\$ 25,267	\$ 30,331

7337 Power Inn Rd (Courtyard Cottages)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 49,500	\$ -	\$ -	\$ -	\$ 49,500	\$ -	\$ -	\$ -	\$ -	\$ 49,500	\$ 148,500
Other Income	-	-	-	275	-	-	-	275	-	-	-	-	275	825
Total Cash Receipts	-	-	-	49,775	-	-	-	49,775	-	-	-	-	49,775	149,325
Disbursements														
Administrative	670	670	670	670	670	670	670	670	670	670	670	670	670	8,712
Rent Expense	43	43	43	43	43	43	43	43	43	43	43	43	43	556
Operating Expense	529	529	529	529	529	529	529	529	529	529	529	529	529	6,873
Maintenance	3,537	3,537	3,537	3,537	3,537	3,537	3,537	3,537	3,537	3,537	3,537	3,537	3,537	45,977
Replacement	2,742	2,742	2,742	2,742	2,742	2,742	2,742	2,742	2,742	2,742	2,742	2,742	2,742	35,642
Taxes & Insurance	-	2,700	-	-	-	2,700	-	-	-	-	2,700	-	-	8,100
CAM														-
Non-CAM														-
Total Operating Disbursements	7,520	10,220	7,520	7,520	7,520	10,220	7,520	7,520	7,520	7,520	10,220	7,520	7,520	105,859
Net Operating Cash Flow	(7,520)	(10,220)	(7,520)	42,255	(7,520)	(10,220)	(7,520)	42,255	(7,520)	(7,520)	(10,220)	(7,520)	42,255	43,466
Debt Payment				13,500				13,500					13,500	40,500
Net Cash Flow	\$ (7,520)	\$ (10,220)	\$ (7,520)	\$ 28,755	\$ (7,520)	\$ (10,220)	\$ (7,520)	\$ 28,755	\$ (7,520)	\$ (7,520)	\$ (10,220)	\$ (7,520)	\$ 28,755	\$ 2,966

3310-3336 Cimarron (Gold Oak Apartments)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 38,037	\$ -	\$ -	\$ -	\$ 38,037	\$ -	\$ -	\$ -	\$ -	\$ 38,037	\$ 114,111
Other Income	-	-	-	1,366	-	-	-	1,366	-	-	-	-	1,366	4,097
Total Cash Receipts	-	-	-	39,403	-	-	-	39,403	-	-	-	-	39,403	118,208
Disbursements														
Administrative	329	329	329	2,279	329	329	329	2,279	329	329	329	329	4,469	12,313
Rent Expense	29	29	29	29	29	29	29	29	29	29	29	29	29	379
Operating Expense	743	743	743	743	743	743	743	743	743	743	743	743	743	9,653
Maintenance	2,079	2,079	2,079	2,079	2,079	2,079	2,079	2,079	2,079	2,079	2,079	2,079	2,079	27,033
Replacement	700	700	700	700	700	700	700	700	700	700	700	700	700	9,100
Taxes & Insurance	-	1,350	-	-	-	1,350	-	-	-	-	1,350	-	4,919	8,970
CAM														-
Non-CAM														-
Total Operating Disbursements	3,880	5,230	3,880	5,830	3,880	5,230	3,880	5,830	3,880	3,880	5,230	3,880	12,939	67,448
Net Operating Cash Flow	(3,880)	(5,230)	(3,880)	33,573	(3,880)	(5,230)	(3,880)	33,573	(3,880)	(3,880)	(5,230)	(3,880)	26,464	50,760
Debt Payment				8,000				8,000					8,000	24,000
Net Cash Flow	\$ (3,880)	\$ (5,230)	\$ (3,880)	\$ 25,573	\$ (3,880)	\$ (5,230)	\$ (3,880)	\$ 25,573	\$ (3,880)	\$ (3,880)	\$ (5,230)	\$ (3,880)	\$ 18,464	26,760

5800 Fair Oaks Blvd (Shelfield Apartments)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 40,035	\$ -	\$ -	\$ -	\$ 40,035	\$ -	\$ -	\$ -	\$ -	\$ 40,035	\$ 120,105
Other Income	-	-	-	125	-	-	-	125	-	-	-	-	125	375
Total Cash Receipts	-	-	-	40,160	-	-	-	40,160	-	-	-	-	40,160	120,480
Disbursements														
Administrative	413	413	413	2,463	413	413	413	2,463	413	413	413	413	2,463	11,525
Rent Expense	207	207	207	207	207	207	207	207	207	207	207	207	207	2,685
Operating Expense	911	911	911	911	911	911	911	911	911	911	911	911	911	11,842
Maintenance	2,057	2,057	2,057	2,057	2,057	2,057	2,057	2,057	2,057	2,057	2,057	2,057	2,057	26,745
Replacement	595	595	595	595	595	595	595	595	595	595	595	595	595	7,735
Taxes & Insurance	-	25,816	-	-	-	-	-	-	-	-	-	-	-	25,816
CAM														-
Non-CAM														-
Total Operating Disbursements	4,183	29,999	4,183	6,233	4,183	4,183	4,183	6,233	4,183	4,183	4,183	4,183	6,233	86,347
Net Operating Cash Flow	(4,183)	(29,999)	(4,183)	33,927	(4,183)	(4,183)	(4,183)	33,927	(4,183)	(4,183)	(4,183)	(4,183)	33,927	34,133
Debt Payment				11,250				11,250					11,250	33,750
Net Cash Flow	\$ (4,183)	\$ (29,999)	\$ (4,183)	\$ 22,677	\$ (4,183)	\$ (4,183)	\$ (4,183)	\$ 22,677	\$ (4,183)	\$ (4,183)	\$ (4,183)	\$ (4,183)	\$ 22,677	\$ 383

1189 Dana Dr (Tradewinds Apartments)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 48,000	\$ -	\$ -	\$ -	\$ 48,000	\$ -	\$ -	\$ -	\$ -	\$ 48,000	\$ 144,000
Other Income	-	-	-	481	-	-	-	481	-	-	-	-	481	1,444
Total Cash Receipts	-	-	-	48,481	-	-	-	48,481	-	-	-	-	48,481	145,444
Disbursements														
Administrative	554	554	554	3,105	554	554	554	3,105	554	554	554	554	3,105	14,852
Rent Expense	39	39	39	39	39	39	39	39	39	39	39	39	39	501
Operating Expense	826	826	826	826	826	826	826	826	826	826	826	826	826	10,741
Maintenance	2,044	2,044	2,044	2,044	2,044	2,044	2,044	2,044	2,044	2,044	2,044	2,044	2,044	26,572
Replacement	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	16,304
Taxes & Insurance	-	1,224	-	-	-	1,224	-	-	-	-	1,224	-	-	3,673
CAM														-
Non-CAM														-
Total Operating Disbursements	4,717	5,941	4,717	7,268	4,717	5,941	4,717	7,268	4,717	4,717	5,941	4,717	7,268	72,642
Net Operating Cash Flow	(4,717)	(5,941)	(4,717)	41,213	(4,717)	(5,941)	(4,717)	41,213	(4,717)	(4,717)	(5,941)	(4,717)	41,213	72,801
Debt Payment				12,000				12,000					12,000	36,000
Net Cash Flow	\$ (4,717)	\$ (5,941)	\$ (4,717)	\$ 29,213	\$ (4,717)	\$ (5,941)	\$ (4,717)	\$ 29,213	\$ (4,717)	\$ (4,717)	\$ (5,941)	\$ (4,717)	\$ 29,213	\$ 36,801

802 Studley & 801 W. Napa Street

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 9,000
Other Income														-
Total Receipts	-	-	-	3,000	-	-	-	3,000	-	-	-	-	3,000	9,000
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	133	133	133	133	133	133	133	133	133	133	133	133	133	1,732
Maintenance	221	221	221	221	221	221	221	221	221	221	221	221	221	2,873
Replacement	117	117	117	117	117	117	117	117	117	117	117	117	117	1,517
Taxes & Insurance	-	3,135	-	-	-	-	-	-	-	-	-	-	-	3,135
CAM	12	12	12	12	12	12	12	12	12	12	12	12	12	152
Non-CAM														-
Total Operating Disbursements	483	3,618	483	483	483	483	483	483	483	483	483	483	483	9,409
Net Operating Cash Flow	(483)	(3,618)	(483)	2,517	(483)	(483)	(483)	2,517	(483)	(483)	(483)	(483)	2,517	(409)
Debt Payment														-
Net Cash Flow	\$ (483)	\$ (3,618)	\$ (483)	\$ 2,517	\$ (483)	\$ (483)	\$ (483)	\$ 2,517	\$ (483)	\$ (483)	\$ (483)	\$ (483)	\$ 2,517	\$ (409)

1173 Araquipa Court, 157 James River Road

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 6,550	\$ -	\$ -	\$ -	\$ 6,550	\$ -	\$ -	\$ -	\$ -	\$ 6,550	\$ 19,650
Other Income														-
Total Cash Receipts	-	-	-	6,550	-	-	-	6,550	-	-	-	-	6,550	19,650
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	101	101	101	101	101	101	101	101	101	101	101	101	101	1,310
Maintenance	159	159	159	159	159	159	159	159	159	159	159	159	159	2,066
Replacement	17	17	17	17	17	17	17	17	17	17	17	17	17	217
Taxes & Insurance	-	896	-	-	-	896	-	-	-	-	896	-	-	2,688
CAM														-
Non-CAM														-
Total Operating Disbursements	276	1,172	276	276	276	1,172	276	276	276	276	1,172	276	276	6,280
Net Operating Cash Flow	(276)	(1,172)	(276)	6,274	(276)	(1,172)	(276)	6,274	(276)	(276)	(1,172)	(276)	6,274	13,370
Debt Payment				6,395				6,395					6,395	19,184
Net Cash Flow	\$ (276)	\$ (1,172)	\$ (276)	\$ (121)	\$ (276)	\$ (1,172)	\$ (276)	\$ (121)	\$ (276)	\$ (276)	\$ (1,172)	\$ (276)	\$ (121)	\$ (5,814)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 13,203	\$ -	\$ -	\$ -	\$ 13,203	\$ -	\$ -	\$ -	\$ -	\$ 13,203	\$ 39,609
Other Income														-
Total Cash Receipts	-	-	-	13,203	-	-	-	13,203	-	-	-	-	13,203	39,609
Disbursements														
Administrative	74	74	74	1,349	74	74	74	1,349	74	74	74	74	1,349	4,787
Rent Expense														-
Operating Expense	497	497	497	497	497	497	497	497	497	497	497	497	497	6,459
Maintenance	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	13,923
Replacement	140	140	140	140	140	140	140	140	140	140	140	140	140	1,820
Taxes & Insurance	-	-	-	1,564	-	-	-	-	-	-	-	-	7,820	9,384
CAM														-
Non-CAM														-
Total Operating Disbursements	1,782	1,782	1,782	4,621	1,782	1,782	1,782	3,057	1,782	1,782	1,782	1,782	10,877	36,373
Net Operating Cash Flow	(1,782)	(1,782)	(1,782)	8,582	(1,782)	(1,782)	(1,782)	10,146	(1,782)	(1,782)	(1,782)	(1,782)	2,326	3,236
Debt Payment				9,150				9,150					9,150	27,450
Net Cash Flow	\$ (1,782)	\$ (1,782)	\$ (1,782)	\$ (568)	\$ (1,782)	\$ (1,782)	\$ (1,782)	\$ 996	\$ (1,782)	\$ (1,782)	\$ (1,782)	\$ (1,782)	\$ (6,824)	\$ (24,214)

24265 Arnold Drive
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected														\$ -
Other Income														-
Total Cash Receipts														-
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance	12	12	12	12	12	12	12	12	12	12	12	12	12	152
Replacement														-
Taxes & Insurance	-	220	-	-	-	220	-	-	-	-	220	-	-	660
CAM														-
Non-CAM														-
Total Operating Disbursements	12	232	12	12	12	232	12	12	12	12	232	12	12	812
Net Operating Cash Flow	(12)	(232)	(12)	(12)	(12)	(232)	(12)	(12)	(12)	(12)	(232)	(12)	(12)	(812)
Debt Payment														-
Net Cash Flow	\$ (12)	\$ (232)	\$ (12)	\$ (12)	\$ (12)	\$ (232)	\$ (12)	\$ (12)	\$ (12)	\$ (12)	\$ (232)	\$ (12)	\$ (12)	\$ (812)

24321 Arnold Drive
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected														\$ -
Other Income														-
Total Cash Receipts														-
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance	23	23	23	23	23	23	23	23	23	23	23	23	23	303
Replacement														-
Taxes & Insurance	-	78	-	-	-	78	-	-	-	-	78	-	-	234
CAM														-
Non-CAM														-
Total Operating Disbursements	23	101	23	23	23	101	23	23	23	23	101	23	23	538
Net Operating Cash Flow	(23)	(101)	(23)	(23)	(23)	(101)	(23)	(23)	(23)	(23)	(101)	(23)	(23)	(538)
Debt Payment														-
Net Cash Flow	\$ (23)	\$ (101)	\$ (23)	\$ (23)	\$ (23)	\$ (101)	\$ (23)	\$ (23)	\$ (23)	\$ (23)	\$ (101)	\$ (23)	\$ (23)	\$ (538)

1050 Elm St (Napa Elm Townhomes)

13 Week Cash Flow Forecast

	Week Ended													
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
	13-Sep	20-Sep	27-Sep	4-Oct	11-Oct	18-Oct	25-Oct	1-Nov	8-Nov	15-Nov	22-Nov	29-Nov	6-Dec	
Receipts														
Net Rent / Cam Collected														\$ -
Other Income														-
Total Cash Receipts														-
Disbursements														
Administrative	134	134	134	134	134	134	134	134	134	134	134	134	134	1,737
Rent Expense														-
Operating Expense	161	161	161	161	161	161	161	161	161	161	161	161	161	2,093
Maintenance	70	70	70	70	70	70	70	70	70	70	70	70	70	910
Replacement														-
Taxes & Insurance	-	2,102	-	-	-	2,102	-	-	-	-	2,102	-	14,449	20,755
CAM														-
Non-CAM														-
Total Operating Disbursements	365	2,467	365	365	365	2,467	365	365	365	365	2,467	365	14,814	25,495
Net Operating Cash Flow	(365)	(2,467)	(365)	(365)	(365)	(2,467)	(365)	(365)	(365)	(365)	(2,467)	(365)	(14,814)	(25,495)
Debt Payment				6,400				6,400					6,400	19,200
Net Cash Flow	\$ (365)	\$ (2,467)	\$ (365)	\$ (6,765)	\$ (365)	\$ (2,467)	\$ (365)	\$ (6,765)	\$ (365)	\$ (365)	\$ (2,467)	\$ (365)	\$ (21,214)	\$ (44,695)

1864 Quail Meadows Circle, 258 Lorraine Blvd.

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 12,000
Other Income														-
Total Cash Receipts	-	-	-	4,000	-	-	-	4,000	-	-	-	-	4,000	12,000
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance	23	23	23	23	23	23	23	23	23	23	23	23	23	303
Replacement														-
Taxes & Insurance														-
CAM														-
Non-CAM														-
Total Operating Disbursements	23	23	23	23	23	23	23	23	23	23	23	23	23	303
Net Operating Cash Flow	(23)	(23)	(23)	3,977	(23)	(23)	(23)	3,977	(23)	(23)	(23)	(23)	3,977	11,697
Debt Payment				5,400				5,400					5,400	16,200
Net Cash Flow	\$ (23)	\$ (23)	\$ (23)	\$ (1,423)	\$ (23)	\$ (23)	\$ (23)	\$ (1,423)	\$ (23)	\$ (23)	\$ (23)	\$ (23)	\$ (1,423)	\$ (4,503)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 9,115	\$ -	\$ -	\$ -	\$ 9,115	\$ -	\$ -	\$ -	\$ -	\$ 9,115	\$ 27,345
Other Income														-
Total Cash Receipts	-	-	-	9,115	-	-	-	9,115	-	-	-	-	9,115	27,345
Disbursements														
Administrative	111	111	111	1,111	111	111	111	1,111	111	111	111	111	1,111	4,445
Rent Expense														-
Operating Expense	522	522	522	522	522	522	522	522	522	522	522	522	522	6,780
Maintenance	968	968	968	968	968	968	968	968	968	968	968	968	968	12,588
Replacement	393	393	393	393	393	393	393	393	393	393	393	393	393	5,111
Taxes & Insurance	-	-	-	-	-	-	-	-	-	-	-	-	5,104	5,104
CAM														-
Non-CAM														-
Total Operating Disbursements	1,994	1,994	1,994	2,994	1,994	1,994	1,994	2,994	1,994	1,994	1,994	1,994	8,098	34,028
Net Operating Cash Flow	(1,994)	(1,994)	(1,994)	6,121	(1,994)	(1,994)	(1,994)	6,121	(1,994)	(1,994)	(1,994)	(1,994)	1,017	(6,683)
Debt Payment				8,300				8,300					8,300	24,900
Net Cash Flow	\$ (1,994)	\$ (1,994)	\$ (1,994)	\$ (2,179)	\$ (1,994)	\$ (1,994)	\$ (1,994)	\$ (2,179)	\$ (1,994)	\$ (1,994)	\$ (1,994)	\$ (1,994)	\$ (7,283)	\$ (31,583)

18580 Highway 12
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 2,565	\$ -	\$ -	\$ -	\$ 2,565	\$ -	\$ -	\$ -	\$ -	\$ 2,565	\$ 7,695
Other Income														-
Total Cash Receipts	-	-	-	2,565	-	-	-	2,565	-	-	-	-	2,565	7,695
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance	23	23	23	23	23	23	23	23	23	23	23	23	23	303
Replacement														-
Taxes & Insurance														-
CAM	70	288	70	70	70	288	70	70	70	70	288	70	70	1,565
Non-CAM														-
Total Operating Disbursements	93	312	93	93	93	312	93	93	93	93	312	93	93	1,868
Net Operating Cash Flow	(93)	(312)	(93)	2,472	(93)	(312)	(93)	2,472	(93)	(93)	(312)	(93)	2,472	5,827
Debt Payment														-
Net Cash Flow	\$ (93)	\$ (312)	\$ (93)	\$ 2,472	\$ (93)	\$ (312)	\$ (93)	\$ 2,472	\$ (93)	\$ (93)	\$ (312)	\$ (93)	\$ 2,472	\$ 5,827

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 27,041	\$ -	\$ -	\$ -	\$ 27,041	\$ -	\$ -	\$ -	\$ -	\$ 27,041	\$ 81,123
Other Income	-	-	-	25	-	-	-	25	-	-	-	-	25	75
Total Cash Receipts	-	-	-	27,066	-	-	-	27,066	-	-	-	-	27,066	81,198
Disbursements														
Administrative	105	105	105	1,705	105	105	105	1,705	105	105	105	105	1,705	6,165
Rent Expense														-
Operating Expense	1,243	1,243	1,243	1,243	1,243	1,243	1,243	1,243	1,243	1,243	1,243	1,243	1,243	16,153
Maintenance	1,013	1,013	1,013	1,013	1,013	1,013	1,013	1,013	1,013	1,013	1,013	1,013	1,013	13,165
Replacement	96	96	96	96	96	96	96	96	96	96	96	96	96	1,244
Taxes & Insurance	-	-	-	-	-	-	-	-	-	-	-	-	8,172	8,172
CAM														-
Non-CAM														-
Total Operating Disbursements	2,456	2,456	2,456	4,056	2,456	2,456	2,456	4,056	2,456	2,456	2,456	2,456	12,228	44,898
Net Operating Cash Flow	(2,456)	(2,456)	(2,456)	23,010	(2,456)	(2,456)	(2,456)	23,010	(2,456)	(2,456)	(2,456)	(2,456)	14,838	36,300
Debt Payment				21,800				21,800					21,800	65,400
Net Cash Flow	\$ (2,456)	\$ (2,456)	\$ (2,456)	\$ 1,210	\$ (2,456)	\$ (2,456)	\$ (2,456)	\$ 1,210	\$ (2,456)	\$ (2,456)	\$ (2,456)	\$ (2,456)	\$ (6,962)	\$ (29,100)

1130 Pear Tree Lane, 533 Bella Vista Drive

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 1,965	\$ -	\$ -	\$ -	\$ 1,965	\$ -	\$ -	\$ -	\$ -	\$ 1,965	\$ 5,895
Other Income														-
Total Cash Receipts	-	-	-	1,965	-	-	-	1,965	-	-	-	-	1,965	5,895
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	208	208	208	208	208	208	208	208	208	208	208	208	208	2,700
Maintenance	41	41	41	41	41	41	41	41	41	41	41	41	41	531
Replacement	33	33	33	33	33	33	33	33	33	33	33	33	33	431
Taxes & Insurance	-	57	-	-	-	57	-	-	-	-	57	-	-	172
CAM														-
Non-CAM														-
Total Operating Disbursements	282	339	282	282	282	339	282	282	282	282	339	282	282	3,833
Net Operating Cash Flow	(282)	(339)	(282)	1,683	(282)	(339)	(282)	1,683	(282)	(282)	(339)	(282)	1,683	2,062
Debt Payment				5,652				5,652					5,652	16,956
Net Cash Flow	\$ (282)	\$ (339)	\$ (282)	\$ (3,969)	\$ (282)	\$ (339)	\$ (282)	\$ (3,969)	\$ (282)	\$ (282)	\$ (339)	\$ (282)	\$ (3,969)	\$ (14,894)

110 Fordham Circle
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income														
Total Cash Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	91	91	91	91	91	91	91	91	91	91	91	91	91	1,183
Maintenance	76	76	76	76	76	76	76	76	76	76	76	76	76	986
Replacement														-
Taxes & Insurance														-
CAM														-
Non-CAM														-
Total Operating Disbursements	167	167	167	167	167	167	167	167	167	167	167	167	167	2,169
Net Operating Cash Flow	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(2,169)
Debt Payment				2,415				2,415					2,415	7,245
Net Cash Flow	\$ (167)	\$ (167)	\$ (167)	\$ (2,582)	\$ (167)	\$ (167)	\$ (167)	\$ (2,582)	\$ (167)	\$ (167)	\$ (167)	\$ (167)	\$ (2,582)	\$ (9,414)

377 W. Spain Street
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 10,500
Other Income														-
Total Cash Receipts	-	-	-	3,500	-	-	-	3,500	-	-	-	-	3,500	10,500
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	42	42	42	42	42	42	42	42	42	42	42	42	42	545
Maintenance	134	134	134	134	134	134	134	134	134	134	134	134	134	1,744
Replacement														-
Taxes & Insurance	-	64	-	-	-	64	-	-	-	-	64	-	-	191
CAM														-
Non-CAM														-
Total Operating Disbursements	176	240	176	176	176	240	176	176	176	176	240	176	176	2,480
Net Operating Cash Flow	(176)	(240)	(176)	3,324	(176)	(240)	(176)	3,324	(176)	(176)	(240)	(176)	3,324	8,020
Debt Payment														-
Net Cash Flow	\$ (176)	\$ (240)	\$ (176)	\$ 3,324	\$ (176)	\$ (240)	\$ (176)	\$ 3,324	\$ (176)	\$ (176)	\$ (240)	\$ (176)	\$ 3,324	\$ 8,020

1319 - 1362 Fulton Ave (Fulton Square)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 37,000	\$ -	\$ -	\$ -	\$ 37,000	\$ -	\$ -	\$ -	\$ -	\$ 37,000	\$ 111,000
Other Income														-
Total Cash Receipts	-	-	-	37,000	-	-	-	37,000	-	-	-	-	37,000	111,000
Disbursements														
Administrative														
Rent Expense														
Operating Expense	31	31	31	31	31	31	31	31	31	31	31	31	31	409
Maintenance	118	118	118	118	118	118	118	118	118	118	118	118	118	1,538
Replacement														-
Taxes & Insurance														-
CAM	3,358	3,358	3,358	3,358	3,358	3,358	3,358	3,358	3,358	3,358	3,358	3,358	11,358	51,659
Non-CAM	42	42	42	1,583	42	42	42	1,583	42	42	42	42	1,583	5,169
Total Operating Disbursements	3,550	3,550	3,550	5,091	3,550	3,550	3,550	5,091	3,550	3,550	3,550	3,550	13,091	58,775
Net Operating Cash Flow	(3,550)	(3,550)	(3,550)	31,909	(3,550)	(3,550)	(3,550)	31,909	(3,550)	(3,550)	(3,550)	(3,550)	23,909	52,225
Debt Payment				11,000				11,000					11,000	33,000
Net Cash Flow	\$ (3,550)	\$ (3,550)	\$ (3,550)	\$ 20,909	\$ (3,550)	\$ (3,550)	\$ (3,550)	\$ 20,909	\$ (3,550)	\$ (3,550)	\$ (3,550)	\$ (3,550)	\$ 12,909	\$ 19,225

20564 Broadway
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ 1,100	\$ 3,300
Other Income														-
Total Cash Receipts	-	-	-	1,100	-	-	-	1,100	-	-	-	-	1,100	3,300
Disbursements														
Administrative	-	-	-	44	-	-	-	44	-	-	-	-	44	132
Rent Expense														-
Operating Expense	12	12	12	12	12	12	12	12	12	12	12	12	12	152
Maintenance	41	41	41	41	41	41	41	41	41	41	41	41	41	531
Replacement														-
Taxes & Insurance	18	18	18	18	18	18	18	18	18	18	18	18	18	228
CAM														-
Non-CAM														-
Total Operating Disbursements	70	70	70	114	70	70	70	114	70	70	70	70	114	1,042
Net Operating Cash Flow	(70)	(70)	(70)	986	(70)	(70)	(70)	986	(70)	(70)	(70)	(70)	986	2,258
Debt Payment														-
Net Cash Flow	\$ (70)	\$ (70)	\$ (70)	\$ 986	\$ (70)	\$ (70)	\$ (70)	\$ 986	\$ (70)	\$ (70)	\$ (70)	\$ (70)	\$ 986	\$ 2,258

391 Oak St / 455 Oak St / 19173 Railroad Ave

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 6,000
Other Income														-
Total Cash Receipts	-	-	-	2,000	-	-	-	2,000	-	-	-	-	2,000	6,000
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance	35	35	35	35	35	35	35	35	35	35	35	35	35	455
Replacement														-
Taxes & Insurance	-	115	-	-	-	115	-	-	-	-	115	-	-	346
CAM														-
Non-CAM														-
Total Operating Disbursements	35	150	35	35	35	150	35	35	35	35	150	35	35	801
Net Operating Cash Flow	(35)	(150)	(35)	1,965	(35)	(150)	(35)	1,965	(35)	(35)	(150)	(35)	1,965	5,199
Debt Payment														-
Net Cash Flow	\$ (35)	\$ (150)	\$ (35)	\$ 1,965	\$ (35)	\$ (150)	\$ (35)	\$ 1,965	\$ (35)	\$ (35)	\$ (150)	\$ (35)	\$ 1,965	\$ 5,199

653 3rd Street West
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 2,200	\$ -	\$ -	\$ -	\$ 2,200	\$ -	\$ -	\$ -	\$ -	\$ 2,200	\$ 6,600
Other Income														-
Total Cash Receipts	-	-	-	2,200	-	-	-	2,200	-	-	-	-	2,200	6,600
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	90	90	90	90	90	90	90	90	90	90	90	90	90	1,175
Maintenance	76	76	76	76	76	76	76	76	76	76	76	76	76	986
Replacement	12	12	12	12	12	12	12	12	12	12	12	12	12	152
Taxes & Insurance	-	89	-	-	-	89	-	-	-	-	89	-	-	268
CAM														-
Non-CAM														-
Total Operating Disbursements	178	267	178	178	178	267	178	178	178	178	267	178	178	2,580
Net Operating Cash Flow	(178)	(267)	(178)	2,022	(178)	(267)	(178)	2,022	(178)	(178)	(267)	(178)	2,022	4,020
Debt Payment														-
Net Cash Flow	\$ (178)	\$ (267)	\$ (178)	\$ 2,022	\$ (178)	\$ (267)	\$ (178)	\$ 2,022	\$ (178)	\$ (178)	\$ (267)	\$ (178)	\$ 2,022	\$ 4,020

789 Cordilleras Drive
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected														\$ -
Other Income														-
Total Cash Receipts														-
Disbursements														
Administrative	37	37	37	37	37	37	37	37	37	37	37	37	37	485
Rent Expense														-
Operating Expense	18	18	18	18	18	18	18	18	18	18	18	18	18	228
Maintenance														-
Replacement														-
Taxes & Insurance														-
CAM														-
Non-CAM														-
Total Operating Disbursements	55	55	55	55	55	55	55	55	55	55	55	55	55	713
Net Operating Cash Flow	(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)	(713)
Debt Payment														-
Net Cash Flow	\$ (55)	\$ (55)	\$ (55)	\$ (55)	\$ (55)	\$ (55)	\$ (55)	\$ (55)	\$ (55)	\$ (55)	\$ (55)	\$ (55)	\$ (55)	\$ (713)

16721 Hwy 12
13 Week Cash Flow Forecast

	Week Ended													
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
	13-Sep	20-Sep	27-Sep	4-Oct	11-Oct	18-Oct	25-Oct	1-Nov	8-Nov	15-Nov	22-Nov	29-Nov	6-Dec	
Receipts														
Net Rent / Cam Collected														-
Other Income														-
Total Cash Receipts														
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance														-
Replacement														-
Taxes & Insurance														-
CAM	320	320	320	320	320	320	320	320	320	320	320	320	320	4,154
Non-CAM														-
Total Operating Disbursements	320	320	320	320	320	320	320	320	320	320	320	320	320	4,154
Net Operating Cash Flow	(320)	(320)	(320)	(320)	(320)	(320)	(320)	(320)	(320)	(320)	(320)	(320)	(320)	(4,154)
Debt Payment														-
Net Cash Flow	(320)	(320)	(320)	(320)	(320)	(320)	(320)	(320)	(320)	(320)	(320)	(320)	(320)	(4,154)

786 & 790 Broadway
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 12,256	\$ -	\$ -	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 27,256
Other Income														-
Total Cash Receipts	-	-	-	12,256	-	-	-	7,500	-	-	-	-	7,500	27,256
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance														-
Replacement														-
Taxes & Insurance	-	181	-	-	-	-	-	-	-	-	-	-	-	181
CAM	208	1,158	208	208	208	737	208	208	208	208	737	208	208	4,709
Non-CAM														-
Total Operating Disbursements	208	1,339	208	208	208	737	208	208	208	208	737	208	208	4,890
Net Operating Cash Flow	(208)	(1,339)	(208)	12,048	(208)	(737)	(208)	7,292	(208)	(208)	(737)	(208)	7,292	22,365
Debt Payment														-
Net Cash Flow	\$ (208)	\$ (1,339)	\$ (208)	\$ 12,048	\$ (208)	\$ (737)	\$ (208)	\$ 7,292	\$ (208)	\$ (208)	\$ (737)	\$ (208)	\$ 7,292	\$ 22,365

17700 Sonoma Hwy (17700 Highway 12)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 9,427	\$ -	\$ -	\$ -	\$ 9,427	\$ -	\$ -	\$ -	\$ -	\$ 9,427	\$ 28,281
Other Income														-
Total Cash Receipts	-	-	-	9,427	-	-	-	9,427	-	-	-	-	9,427	28,281
Disbursements														
Administrative														-
Rent Expense	12	12	12	12	12	12	12	12	12	12	12	12	12	152
Operating Expense	163	163	163	163	163	163	163	163	163	163	163	163	163	2,114
Maintenance	88	88	88	88	88	88	88	88	88	88	88	88	88	1,138
Replacement	23	23	23	23	23	23	23	23	23	23	23	23	23	303
Taxes & Insurance	-	180	-	-	-	180	-	-	-	-	180	-	-	539
CAM	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-CAM														-
Total Operating Disbursements	285	465	285	285	285	465	285	285	285	285	465	285	285	4,246
Net Operating Cash Flow	(285)	(465)	(285)	9,142	(285)	(465)	(285)	9,142	(285)	(285)	(465)	(285)	9,142	24,036
Debt Payment														-
Net Cash Flow	\$ (285)	\$ (465)	\$ (285)	\$ 9,142	\$ (285)	\$ (465)	\$ (285)	\$ 9,142	\$ (285)	\$ (285)	\$ (465)	\$ (285)	\$ 9,142	\$ 24,036

201 Meadowlark Lane
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 1,500
Other Income														-
Total Cash Receipts	-	-	-	500	-	-	-	500	-	-	-	-	500	1,500
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance	53	53	53	53	53	53	53	53	53	53	53	53	53	683
Replacement														-
Taxes & Insurance	-	521	-	-	-	521	-	-	-	-	521	-	-	1,563
CAM														-
Non-CAM														-
Total Operating Disbursements	53	573	53	53	53	573	53	53	53	53	573	53	53	2,245
Net Operating Cash Flow	(53)	(573)	(53)	448	(53)	(573)	(53)	448	(53)	(53)	(573)	(53)	448	(745)
Debt Payment														-
Net Cash Flow	\$ (53)	\$ (573)	\$ (53)	\$ 448	\$ (53)	\$ (573)	\$ (53)	\$ 448	\$ (53)	\$ (53)	\$ (573)	\$ (53)	\$ 448	\$ (745)

**596 3rd Street East
13 Week Cash Flow Forecast**

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income														-
Total Cash Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	43	43	43	43	43	43	43	43	43	43	43	43	43	560
Maintenance	50	50	50	50	50	50	50	50	50	50	50	50	50	646
Replacement														-
Taxes & Insurance	-	89	-	-	-	89	-	-	-	-	89	-	-	266
CAM														-
Non-CAM														-
Total Operating Disbursements	93	181	93	93	93	181	93	93	93	93	181	93	93	1,472
Net Operating Cash Flow	(93)	(181)	(93)	(93)	(93)	(181)	(93)	(93)	(93)	(93)	(181)	(93)	(93)	(1,472)
Debt Payment														-
Net Cash Flow	\$ (93)	\$ (181)	\$ (93)	\$ (93)	\$ (93)	\$ (181)	\$ (93)	\$ (93)	\$ (93)	\$ (93)	\$ (181)	\$ (93)	\$ (93)	\$ (1,472)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 56,282	\$ -	\$ -	\$ -	\$ 56,282	\$ -	\$ -	\$ -	\$ -	\$ 56,282	\$ 168,845
Other Income														-
Total Cash Receipts	-	-	-	56,282	-	-	-	56,282	-	-	-	-	56,282	168,845
Disbursements														
Administrative	126	126	126	126	126	126	126	126	126	126	126	126	126	1,643
Rent Expense	12	12	12	12	12	12	12	12	12	12	12	12	12	152
Operating Expense	102	102	102	102	102	102	102	102	102	102	102	102	102	1,326
Maintenance	347	347	347	347	347	347	347	347	347	347	347	347	347	4,512
Replacement														-
Taxes & Insurance	-	212	-	-	-	212	-	-	-	-	212	-	-	636
CAM	2,860	4,717	3,110	4,132	2,860	4,717	3,110	2,860	2,860	2,860	4,967	2,860	9,926	51,835
Non-CAM	3,380	3,380	3,380	5,956	3,380	3,380	3,380	5,956	3,380	3,380	3,380	3,380	5,956	51,665
Total Operating Disbursements	6,827	8,896	7,077	10,674	6,827	8,896	7,077	9,402	6,827	6,827	9,146	6,827	16,469	111,769
Net Operating Cash Flow	(6,827)	(8,896)	(7,077)	45,607	(6,827)	(8,896)	(7,077)	46,879	(6,827)	(6,827)	(9,146)	(6,827)	39,813	57,076
Debt Payment														-
Net Cash Flow	\$ (6,827)	\$ (8,896)	\$ (7,077)	\$ 45,607	\$ (6,827)	\$ (8,896)	\$ (7,077)	\$ 46,879	\$ (6,827)	\$ (6,827)	\$ (9,146)	\$ (6,827)	\$ 39,813	\$ 57,076

**446 3rd Street West
13 Week Cash Flow Forecast**

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 11,500	\$ -	\$ -	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 24,000
Other Income														-
Total Cash Receipts	\$ -	\$ -	\$ -	\$ 11,500	\$ -	\$ -	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ 5,000	24,000
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	52	52	52	52	52	52	52	52	52	52	52	52	52	673
Maintenance	23	23	23	23	23	23	23	23	23	23	23	23	23	303
Replacement														-
Taxes & Insurance	-	101	-	-	-	101	-	-	-	-	101	-	800	1,102
CAM														-
Non-CAM														-
Total Operating Disbursements	75	176	75	75	75	176	75	75	75	75	176	75	875	2,078
Net Operating Cash Flow	(75)	(176)	(75)	11,425	(75)	(176)	(75)	7,425	(75)	(75)	(176)	(75)	4,125	21,922
Debt Payment														-
Net Cash Flow	\$ (75)	\$ (176)	\$ (75)	\$ 11,425	\$ (75)	\$ (176)	\$ (75)	\$ 7,425	\$ (75)	\$ (75)	\$ (176)	\$ (75)	\$ 4,125	\$ 21,922

**454 3rd Street West
13 Week Cash Flow Forecast**

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 11,500	\$ -	\$ -	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 24,000
Other Income														-
Total Cash Receipts	\$ -	\$ -	\$ -	\$ 11,500	\$ -	\$ -	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ 5,000	24,000
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	91	91	91	91	91	91	91	91	91	91	91	91	91	1,180
Maintenance	23	23	23	23	23	23	23	23	23	23	23	23	23	303
Replacement														-
Taxes & Insurance	-	73	-	-	-	73	-	-	-	-	73	-	-	218
CAM														-
Non-CAM														-
Total Operating Disbursements	114	187	114	114	114	187	114	114	114	114	187	114	114	1,702
Net Operating Cash Flow	(114)	(187)	(114)	11,386	(114)	(187)	(114)	7,386	(114)	(114)	(187)	(114)	4,886	22,298
Debt Payment														-
Net Cash Flow	\$ (114)	\$ (187)	\$ (114)	\$ 11,386	\$ (114)	\$ (187)	\$ (114)	\$ 7,386	\$ (114)	\$ (114)	\$ (187)	\$ (114)	\$ 4,886	\$ 22,298

151 - 155 E Napa Street
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Net Rent / Cam Collected	\$ 5,249	\$ 5,249	\$ 5,249	\$ 3,360	\$ 3,360	\$ 3,360	\$ 3,360	\$ 3,360	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 48,294
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Receipts	5,249	5,249	5,249	3,360	3,360	3,360	3,360	3,360	3,150	3,150	3,150	3,150	3,150	48,294
Disbursements														
Administrative	19	19	19	19	19	19	19	19	19	19	19	19	19	242
Rent Expense														-
Operating Expense	464	464	464	464	464	464	464	464	464	464	464	464	464	6,038
Maintenance	149	149	149	149	149	149	149	149	149	149	149	149	149	1,938
Replacement														-
Taxes & Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CAM	58	58	58	58	58	58	58	58	58	58	58	58	58	758
Non-CAM														-
Total Operating Disbursements	690	690	690	690	690	690	690	690	690	690	690	690	690	8,975
Net Operating Cash Flow	4,559	4,559	4,559	2,669	2,669	2,669	2,669	2,669	2,459	2,459	2,459	2,459	2,459	39,319
Debt Payment														-
Net Cash Flow	\$ 4,559	\$ 4,559	\$ 4,559	\$ 2,669	\$ 2,669	\$ 2,669	\$ 2,669	\$ 2,669	\$ 2,459	\$ 2,459	\$ 2,459	\$ 2,459	\$ 2,459	\$ 39,319

**1870 Thornsberry Road
13 Week Cash Flow Forecast**

	Week Ended													
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
	13-Sep	20-Sep	27-Sep	4-Oct	11-Oct	18-Oct	25-Oct	1-Nov	8-Nov	15-Nov	22-Nov	29-Nov	6-Dec	
Receipts														
Net Rent / Cam Collected														\$ -
Other Income														-
Total Cash Receipts														-
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	23	23	23	23	23	23	23	23	23	23	23	23	23	303
Maintenance	123	123	123	123	123	123	123	123	123	123	123	123	123	1,593
Replacement														-
Taxes & Insurance	-	140	-	-	-	140	-	-	-	-	140	-	-	420
CAM														-
Non-CAM														-
Total Operating Disbursements	146	286	146	146	146	286	146	146	146	146	286	146	146	2,316
Net Operating Cash Flow	(146)	(286)	(146)	(146)	(146)	(286)	(146)	(146)	(146)	(146)	(286)	(146)	(146)	(2,316)
Debt Payment														-
Net Cash Flow	\$ (146)	\$ (286)	\$ (146)	\$ (146)	\$ (146)	\$ (286)	\$ (146)	\$ (146)	\$ (146)	\$ (146)	\$ (286)	\$ (146)	\$ (146)	\$ (2,316)

**19450 Old Winery Road
13 Week Cash Flow Forecast**

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 9,150	\$ -	\$ -	\$ -	\$ 9,150	\$ -	\$ -	\$ -	\$ -	\$ 9,150	\$ 27,450
Other Income														-
Total Cash Receipts	-	-	-	9,150	-	-	-	9,150	-	-	-	-	9,150	27,450
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	60	60	60	60	60	60	60	60	60	60	60	60	60	779
Maintenance	47	47	47	47	47	47	47	47	47	47	47	47	47	607
Replacement														-
Taxes & Insurance	-	292	-	-	-	292	-	-	-	-	292	-	-	876
CAM														-
Non-CAM														-
Total Operating Disbursements	107	399	107	107	107	399	107	107	107	107	399	107	107	2,262
Net Operating Cash Flow	(107)	(399)	(107)	9,043	(107)	(399)	(107)	9,043	(107)	(107)	(399)	(107)	9,043	25,188
Debt Payment														-
Net Cash Flow	\$ (107)	\$ (399)	\$ (107)	\$ 9,043	\$ (107)	\$ (399)	\$ (107)	\$ 9,043	\$ (107)	\$ (107)	\$ (399)	\$ (107)	\$ 9,043	\$ 25,188

222 - 226 W Spain
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 5,475	\$ -	\$ -	\$ -	\$ 5,475	\$ -	\$ -	\$ -	\$ -	\$ 5,475	\$ 16,425
Other Income														-
Total Cash Receipts	-	-	-	5,475	-	-	-	5,475	-	-	-	-	5,475	16,425
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	61	61	61	61	61	61	61	61	61	61	61	61	61	796
Maintenance	88	88	88	88	88	88	88	88	88	88	88	88	88	1,138
Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taxes & Insurance	-	151	-	-	-	151	-	-	-	-	151	-	-	454
CAM														-
Non-CAM														-
Total Operating Disbursements	149	300	149	149	149	300	149	149	149	149	300	149	149	2,388
Net Operating Cash Flow	(149)	(300)	(149)	5,326	(149)	(300)	(149)	5,326	(149)	(149)	(300)	(149)	5,326	14,037
Debt Payment														-
Net Cash Flow	\$ (149)	\$ (300)	\$ (149)	\$ 5,326	\$ (149)	\$ (300)	\$ (149)	\$ 5,326	\$ (149)	\$ (149)	\$ (300)	\$ (149)	\$ 5,326	\$ 14,037

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income														
Total Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Disbursements														
Administrative														
Rent Expense														
Operating Expense														
Maintenance	33	33	33	33	33	33	33	33	33	33	33	33	33	435
Replacement														
Taxes & Insurance														
CAM	105	105	105	4,970	105	105	105	105	105	105	105	105	105	6,228
Non-CAM														
Total Operating Disbursements	138	138	138	5,004	138	138	138	138	138	138	138	138	138	6,664
Net Operating Cash Flow	(138)	(138)	(138)	(5,004)	(138)	(138)	(138)	(138)	(138)	(138)	(138)	(138)	(138)	(6,664)
Debt Payment														
Net Cash Flow	\$ (138)	\$ (138)	\$ (138)	\$ (5,004)	\$ (138)	\$ (138)	\$ (138)	\$ (138)	\$ (138)	\$ (138)	\$ (138)	\$ (138)	\$ (138)	\$ (6,664)

921 Broadway
13 Week Cash Flow Forecast

	Week Ended													
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
	13-Sep	20-Sep	27-Sep	4-Oct	11-Oct	18-Oct	25-Oct	1-Nov	8-Nov	15-Nov	22-Nov	29-Nov	6-Dec	
Receipts														
Net Rent / Cam Collected														\$ -
Other Income														-
Total Cash Receipts														-
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance	82	82	82	82	82	82	82	82	82	82	82	82	82	1,062
Replacement														-
Taxes & Insurance	-	-	-	-	-	-	-	-	2,457	-	-	-	-	2,457
CAM														-
Non-CAM														-
Total Operating Disbursements	82	82	82	82	82	82	82	82	2,539	82	82	82	82	3,519
Net Operating Cash Flow	(82)	(82)	(82)	(82)	(82)	(82)	(82)	(82)	(2,539)	(82)	(82)	(82)	(82)	(3,519)
Debt Payment														-
Net Cash Flow	\$ (82)	\$ (82)	\$ (82)	\$ (82)	\$ (82)	\$ (82)	\$ (82)	\$ (82)	\$ (2,539)	\$ (82)	\$ (82)	\$ (82)	\$ (82)	\$ (3,519)

925 - 927 Broadway Street
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 4,864	\$ -	\$ -	\$ -	\$ 4,864	\$ -	\$ -	\$ -	\$ -	\$ 4,864	\$ 14,592
Other Income														-
Total Receipts	-	-	-	4,864	-	-	-	4,864	-	-	-	-	4,864	14,592
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance	65	65	65	65	65	65	65	65	65	65	65	65	65	839
Replacement	117	117	117	117	117	117	117	117	117	117	117	117	117	1,517
Taxes & Insurance														-
CAM	184	384	184	184	184	384	184	184	184	184	384	184	184	2,993
Non-CAM	-	-	-	195	-	-	-	195	-	-	-	-	195	584
Total Operating Disbursements	365	565	365	560	365	565	365	560	365	365	565	365	560	5,932
Net Operating Cash Flow	(365)	(565)	(365)	4,304	(365)	(565)	(365)	4,304	(365)	(365)	(565)	(365)	4,304	8,659
Debt Payment														-
Net Cash Flow	\$ (365)	\$ (565)	\$ (365)	\$ 4,304	\$ (365)	\$ (565)	\$ (365)	\$ 4,304	\$ (365)	\$ (365)	\$ (565)	\$ (365)	\$ 4,304	\$ 8,659

171 W. Spain Street
13 Week Cash Flow Forecast

	Week Ended													
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
	13-Sep	20-Sep	27-Sep	4-Oct	11-Oct	18-Oct	25-Oct	1-Nov	8-Nov	15-Nov	22-Nov	29-Nov	6-Dec	
Receipts														
Net Rent / Cam Collected														\$ -
Other Income														-
Total Cash Receipts														-
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance														-
Replacement														-
CAM	226	226	226	226	226	226	226	226	226	226	226	226	226	2,941
Non-CAM														-
Total Operating Disbursemer	226	226	226	226	226	226	226	226	226	226	226	226	226	2,941
Net Operating Cash Flow	(226)	(226)	(226)	(226)	(226)	(226)	(226)	(226)	(226)	(226)	(226)	(226)	(226)	(2,941)
Debt Payment														-
Net Cash Flow	\$ (226)	\$ (226)	\$ (226)	\$ (226)	\$ (226)	\$ (226)	\$ (226)	\$ (226)	\$ (226)	\$ (226)	\$ (226)	\$ (226)	\$ (226)	\$ (2,941)

23250 Maffei Road
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected													\$ 7,200	\$ 7,200
Other Income														-
Total Cash Receipts	-	-	-	-	-	-	-	-	-	-	-	-	7,200	7,200
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance	211	211	211	211	211	211	211	211	211	211	211	211	211	2,738
Replacement														-
Taxes & Insurance														
CAM	259	1,209	259	259	259	1,209	259	259	259	259	1,209	259	259	6,214
Non-CAM														
Total Operating Disbursemen	469	1,419	469	469	469	1,419	469	469	469	469	1,419	469	469	8,951
Net Operating Cash Flow	(469)	(1,419)	(469)	(469)	(469)	(1,419)	(469)	(469)	(469)	(469)	(1,419)	(469)	6,731	(1,751)
Debt Payment														-
Net Cash Flow	\$ (469)	\$ (1,419)	\$ (469)	\$ (469)	\$ (469)	\$ (1,419)	\$ (469)	\$ (469)	\$ (469)	\$ (469)	\$ (1,419)	\$ (469)	\$ 6,731	\$ (1,751)

101, 103 & 310 Meadowlark Lane and 24101 & 24151 Arnold Drive

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 7,541	\$ -	\$ -	\$ -	\$ 7,541	\$ -	\$ -	\$ -	\$ -	\$ 7,541	\$ 22,622
Other Income														-
Total Cash Receipts	-	-	-	7,541	-	-	-	7,541	-	-	-	-	7,541	22,622
Disbursements														
Administrative	82	82	82	519	82	82	82	519	82	82	82	82	519	2,373
Rent Expense														-
Operating Expense	86	86	86	86	86	86	86	86	86	86	86	86	86	1,122
Maintenance	268	268	268	268	268	268	268	268	268	268	268	268	268	3,488
Replacement														-
Taxes & Insurance	-	1,867	-	-	-	1,867	-	-	-	-	1,867	-	-	5,601
CAM	70	2,423	70	70	70	2,423	70	70	70	70	2,423	70	70	7,969
Non-CAM														-
Total Operating Disbursements	506	4,726	506	943	506	4,726	506	943	506	506	4,726	506	943	20,553
Net Operating Cash Flow	(506)	(4,726)	(506)	6,597	(506)	(4,726)	(506)	6,597	(506)	(506)	(4,726)	(506)	6,597	2,069
Debt Payment														-
Net Cash Flow	\$ (506)	\$ (4,726)	\$ (506)	\$ 6,597	\$ (506)	\$ (4,726)	\$ (506)	\$ 6,597	\$ (506)	\$ (506)	\$ (4,726)	\$ (506)	\$ 6,597	\$ 2,069

302, 304, 310 1st Street East
13 Week Cash Flow Forecast

	Week Ended													
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
	13-Sep	20-Sep	27-Sep	4-Oct	11-Oct	18-Oct	25-Oct	1-Nov	8-Nov	15-Nov	22-Nov	29-Nov	6-Dec	
Receipts														
Net Rent / Cam Collected														\$ -
Other Income														-
Total Receipts														-
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance	65	65	65	65	65	65	65	65	65	65	65	65	65	839
Replacement														-
Taxes & Insurance														-
CAM	282	282	282	282	282	282	282	282	282	282	282	282	282	3,663
Non-CAM														-
Total Operating Disbursements	346	346	346	346	346	346	346	346	346	346	346	346	346	4,502
Net Operating Cash Flow	(346)	(346)	(346)	(346)	(346)	(346)	(346)	(346)	(346)	(346)	(346)	(346)	(346)	(4,502)
Debt Payment														-
Net Cash Flow	\$ (346)	\$ (346)	\$ (346)	\$ (346)	\$ (346)	\$ (346)	\$ (346)	\$ (346)	\$ (346)	\$ (346)	\$ (346)	\$ (346)	\$ (346)	\$ (4,502)

Pinyon Creek II
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 38,850	\$ -	\$ -	\$ -	\$ 38,850	\$ -	\$ -	\$ -	\$ -	\$ 38,850	\$ 116,550
Other Income	-	-	-	150	-	-	-	150	-	-	-	-	150	450
Total Receipts	-	-	-	39,000	-	-	-	39,000	-	-	-	-	39,000	117,000
Disbursements														
Administrative	1,167	1,167	1,167	3,284	1,167	1,167	1,167	3,284	1,167	1,167	1,167	1,167	3,284	21,519
Rent Expense														-
Operating Expense	595	595	595	595	595	595	595	595	595	595	595	595	595	7,735
Maintenance	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427	18,546
Replacement	817	817	817	817	817	817	817	817	817	817	817	817	817	10,617
Taxes & Insurance	-	20,723	-	-	-	1,504	-	-	-	-	1,504	-	26,392	50,124
CAM														-
Non-CAM														-
Total Operating Disbursements	4,005	24,728	4,005	6,122	4,005	5,509	4,005	6,122	4,005	4,005	5,509	4,005	32,515	108,541
Net Operating Cash Flow	(4,005)	(24,728)	(4,005)	32,878	(4,005)	(5,509)	(4,005)	32,878	(4,005)	(4,005)	(5,509)	(4,005)	6,485	8,459
Debt Payment														-
Net Cash Flow	\$ (4,005)	\$ (24,728)	\$ (4,005)	\$ 32,878	\$ (4,005)	\$ (5,509)	\$ (4,005)	\$ 32,878	\$ (4,005)	\$ (4,005)	\$ (5,509)	\$ (4,005)	\$ 6,485	\$ 8,459

**19020 Railroad Avenue
13 Week Cash Flow Forecast**

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 12,000
Other Income														-
Total Cash Receipts	-	-	-	4,000	-	-	-	4,000	-	-	-	-	4,000	12,000
Disbursements														
Administrative	-	-	-	160	-	-	-	160	-	-	-	-	160	480
Rent Expense														-
Operating Expense	82	82	82	82	82	82	82	82	82	82	82	82	82	1,062
Maintenance	47	47	47	47	47	47	47	47	47	47	47	47	47	607
Replacement	23	23	23	23	23	23	23	23	23	23	23	23	23	303
Taxes & Insurance	-	333	-	-	-	333	-	-	-	-	333	-	-	1,000
CAM														-
Non-CAM														-
Total Operating Disbursements	152	485	152	312	152	485	152	312	152	152	485	152	312	3,452
Net Operating Cash Flow	(152)	(485)	(152)	3,688	(152)	(485)	(152)	3,688	(152)	(152)	(485)	(152)	3,688	8,548
Debt Payment														-
Net Cash Flow	\$ (152)	\$ (485)	\$ (152)	\$ 3,688	\$ (152)	\$ (485)	\$ (152)	\$ 3,688	\$ (152)	\$ (152)	\$ (485)	\$ (152)	\$ 3,688	\$ 8,548

6359 Auburn Blvd.

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 6,350	\$ -	\$ -	\$ -	\$ 6,350	\$ -	\$ -	\$ -	\$ -	\$ 6,350	\$ 19,050
Other Income														-
Total Cash Receipts	-	-	-	6,350	-	-	-	6,350	-	-	-	-	6,350	19,050
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance	123	123	123	123	123	123	123	123	123	123	123	123	123	1,593
Replacement														-
Taxes & Insurance	-	60	-	-	-	60	-	-	-	-	60	-	-	180
CAM														-
Non-CAM														-
Total Operating Disbursements	123	183	123	123	123	183	123	123	123	123	183	123	123	1,773
Net Operating Cash Flow	(123)	(183)	(123)	6,228	(123)	(183)	(123)	6,228	(123)	(123)	(183)	(123)	6,228	17,277
Debt Payment				1,450				1,450					1,450	4,350
Net Cash Flow	\$ (123)	\$ (183)	\$ (123)	\$ 4,778	\$ (123)	\$ (183)	\$ (123)	\$ 4,778	\$ (123)	\$ (123)	\$ (183)	\$ (123)	\$ 4,778	\$ 12,927

170 - 182 1st Street East (French Quarter Apartments)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 13,098	\$ -	\$ -	\$ -	\$ 13,098	\$ -	\$ -	\$ -	\$ -	\$ 13,098	\$ 39,295
Other Income	12	12	12	12	12	12	12	12	12	12	12	12	12	152
Total Receipts	12	12	12	13,110	12	12	12	13,110	12	12	12	12	13,110	39,446
Disbursements														
Administrative	-	-	-	643	-	-	-	643	-	-	-	-	643	1,929
Rent Expense	47	47	47	47	47	47	47	47	47	47	47	47	47	607
Operating Expense	106	106	106	106	106	106	106	106	106	106	106	106	106	1,376
Maintenance	611	611	611	611	611	611	611	611	611	611	611	611	611	7,937
Replacement	117	117	117	117	117	117	117	117	117	117	117	117	117	1,517
Taxes & Insurance	11	511	11	11	11	511	11	11	11	11	511	11	11	1,646
CAM	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-CAM														
Total Operating Disbursements	891	1,391	891	1,534	891	1,391	891	1,534	891	891	1,391	891	1,534	15,012
Net Operating Cash Flow	(879)	(1,379)	(879)	11,576	(879)	(1,379)	(879)	11,576	(879)	(879)	(1,379)	(879)	11,576	24,435
Debt Payment				5,838				5,838					5,838	17,515
Net Cash Flow	\$ (879)	\$ (1,379)	\$ (879)	\$ 5,737	\$ (879)	\$ (1,379)	\$ (879)	\$ 5,737	\$ (879)	\$ (879)	\$ (1,379)	\$ (879)	\$ 5,737	\$ 6,920

2151 Salvio Street (Salvio Pacheco Square)

13 Week Cash Flow Forecast

	Week Ended													1
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
	13-Sep	20-Sep	27-Sep	4-Oct	11-Oct	18-Oct	25-Oct	1-Nov	8-Nov	15-Nov	22-Nov	29-Nov	6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 223,000	\$ -	\$ -	\$ -	\$ 223,000	\$ -	\$ -	\$ -	\$ -	\$ 223,000	\$ 669,000
Other Income														-
Total Cash Receipts	-	-	-	223,000	-	-	-	223,000	-	-	-	-	223,000	669,000
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance	23	23	23	23	23	23	23	23	23	23	23	23	23	303
Replacement														-
Taxes & Insurance														-
CAM	16,140	27,786	16,140	16,140	16,140	16,140	16,140	16,140	16,140	16,140	16,140	16,140	80,953	286,282
Non-CAM	715	715	715	18,697	715	715	715	18,697	715	715	715	715	18,697	63,243
Total Operating Disbursements	16,879	28,525	16,879	34,861	16,879	16,879	16,879	34,861	16,879	16,879	16,879	16,879	99,674	349,828
Net Operating Cash Flow	(16,879)	(28,525)	(16,879)	188,139	(16,879)	(16,879)	(16,879)	188,139	(16,879)	(16,879)	(16,879)	(16,879)	123,326	319,172
Debt Payment				80,000				80,000					80,000	240,000
Net Cash Flow	\$ (16,879)	\$ (28,525)	\$ (16,879)	\$ 108,139	\$ (16,879)	\$ (16,879)	\$ (16,879)	\$ 108,139	\$ (16,879)	\$ (16,879)	\$ (16,879)	\$ (16,879)	\$ 43,326	\$ 79,172

941 - 1017 Alamo Dr. (The Shops at Golden Hills)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 114,102	\$ -	\$ -	\$ -	\$ 114,102	\$ -	\$ -	\$ -	\$ -	\$ 114,102	\$ 342,306
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Cash Receipts	-	-	-	114,102	-	-	-	114,102	-	-	-	-	114,102	342,306
Disbursements														
Administrative	-	-	-	-	-	-	-	-	-	-	-	-	1,740	1,740
Rent Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance	21	21	21	21	21	21	21	21	21	21	21	21	21	272
Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taxes & Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CAM	4,026	5,545	4,026	4,026	4,026	5,545	4,026	4,026	4,026	4,026	5,545	4,026	16,815	69,684
Non-CAM	42	42	42	9,653	42	42	42	9,653	42	42	42	42	9,653	29,379
Total Operating Disbursements	4,089	5,608	4,089	13,700	4,089	5,608	4,089	13,700	4,089	4,089	5,608	4,089	28,229	101,075
Net Operating Cash Flow	(4,089)	(5,608)	(4,089)	100,402	(4,089)	(5,608)	(4,089)	100,402	(4,089)	(4,089)	(5,608)	(4,089)	85,873	241,231
Debt Payment				24,000				24,000					24,000	72,000
Net Cash Flow	\$ (4,089)	\$ (5,608)	\$ (4,089)	\$ 76,402	\$ (4,089)	\$ (5,608)	\$ (4,089)	\$ 76,402	\$ (4,089)	\$ (4,089)	\$ (5,608)	\$ (4,089)	\$ 61,873	\$ 169,231

241 1st Street West (The Depot Restaurant)

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected														\$ -
Other Income														-
Total Receipts														-
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance	106	106	106	106	106	106	106	106	106	106	106	106	106	1,380
Replacement														-
Taxes & Insurance														-
CAM	54	660	54	54	54	660	54	54	54	54	660	54	54	2,521
Non-CAM														-
Total Operating Disbursements	160	767	160	160	160	767	160	160	160	160	767	160	160	3,901
Net Operating Cash Flow	(160)	(767)	(160)	(160)	(160)	(767)	(160)	(160)	(160)	(160)	(767)	(160)	(160)	(3,901)
Debt Payment														-
Net Cash Flow	\$ (160)	\$ (767)	\$ (160)	\$ (160)	\$ (160)	\$ (767)	\$ (160)	\$ (160)	\$ (160)	\$ (160)	\$ (767)	\$ (160)	\$ (160)	\$ (3,901)

	January 2024	February 2024	March 2024	April 2024	May 2024	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024	12 Mos Ended 12/31/2024
INCOME													
RECEIPTS													
Rent	153,850	160,877	161,070	161,070	161,122	164,235	164,448	164,530	164,831	165,114	165,280	165,490	1,951,915
CAM Income (Estimated)	55,270	62,455	62,455	62,455	62,455	62,455	62,455	62,455	62,455	62,455	62,455	62,455	742,275
CURRENT RENT / CAM COLLECTIBLE	209,120	223,332	223,525	223,525	223,577	226,690	226,903	226,985	227,286	227,569	227,735	227,945	2,694,190
RECEIVABLES													
Uncollectible Rent													-
Concession - Tenant													-
NET RENT / CAM COLLECTED	209,120	223,332	223,525	223,525	223,577	226,690	226,903	226,985	227,286	227,569	227,735	227,945	2,694,190
OTHER INCOME													
TOTAL OTHER INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL CASH RECEIPTS	209,120	223,332	223,525	223,525	223,577	226,690	226,903	226,985	227,286	227,569	227,735	227,945	2,694,190
EXPENSES													
CAM Expenses													
Utilities	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	198,000
Operating Expenses										3,000			3,000
Janitorial	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	34,800
Repairs & Maintenance	11,990	11,990	11,990	11,990	11,990	11,990	11,990	11,990	11,990	11,990	11,990	11,990	143,880
Safety / Fire	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	67,200
Taxes				170,308								170,400	340,708
Insurance	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	52,800
TOTAL CAM EXPENSES	41,390	41,390	41,390	211,698	41,390	41,390	41,390	41,390	41,390	44,390	211,790	41,390	840,388
Non-CAM Expenses													
Management Fees	8,365	8,933	8,941	8,941	8,943	9,068	9,076	9,079	9,091	9,103	9,109	9,118	107,768
Bank Charges	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	15,600
Owner R&M	600	600	600	600	600	600	600	600	600	600	600	600	7,200
Marketing	300	300	300	300	300	300	300	300	300	300	300	300	3,600
TOTAL NON CAM EXPENSES	10,565	11,133	11,141	11,141	11,143	11,268	11,276	11,279	11,291	11,303	11,309	11,318	134,168
TOTAL PROPERTY EXPENSE	51,955	52,523	52,531	222,839	52,533	52,658	52,666	52,669	52,681	55,693	223,099	52,708	974,556
NET OPERATING INCOME	157,165	170,809	170,994	686	171,044	174,032	174,237	174,315	174,604	171,876	4,635	175,237	1,719,634

5601 Walnut Avenue #4
13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 1,595	\$ -	\$ -	\$ -	\$ 1,595	\$ -	\$ -	\$ -	\$ -	\$ 1,595	\$ 4,785
Other Income														-
Total Cash Receipts	-	-	-	1,595	-	-	-	1,595	-	-	-	-	1,595	4,785
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	123	123	123	123	123	123	123	123	123	123	123	123	123	1,599
Maintenance	23	23	23	23	23	23	23	23	23	23	23	23	23	303
Replacement														-
Taxes & Insurance	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(36)
CAM														-
Non-CAM														-
Total Operating Disbursements	144	144	144	144	144	144	144	144	144	144	144	144	144	1,866
Net Operating Cash Flow	(144)	(144)	(144)	1,451	(144)	(144)	(144)	1,451	(144)	(144)	(144)	(144)	1,451	2,919
Debt Payment				1,194				1,194					1,194	3,581
Net Cash Flow	\$ (144)	\$ (144)	\$ (144)	\$ 258	\$ (144)	\$ (144)	\$ (144)	\$ 258	\$ (144)	\$ (144)	\$ (144)	\$ (144)	\$ 258	\$ (662)

Vineyard 8th Street
13 Week Cash Flow Forecast

	Week Ended													
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
	13-Sep	20-Sep	27-Sep	4-Oct	11-Oct	18-Oct	25-Oct	1-Nov	8-Nov	15-Nov	22-Nov	29-Nov	6-Dec	
Receipts														
Net Rent / Cam Collected														\$ -
Other Income														-
Total Cash Receipts														-
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense														-
Maintenance														-
Replacement														-
Taxes & Insurance														-
CAM														-
Non-CAM														-
Total Operating Disbursements														-
Net Operating Cash Flow	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Payment														-
Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

21881/21885/21889 8th Street East

13 Week Cash Flow Forecast

	Week Ended													Total
	1 13-Sep	2 20-Sep	3 27-Sep	4 4-Oct	5 11-Oct	6 18-Oct	7 25-Oct	8 1-Nov	9 8-Nov	10 15-Nov	11 22-Nov	12 29-Nov	13 6-Dec	
Receipts														
Net Rent / Cam Collected	\$ -	\$ -	\$ -	\$ 12,863	\$ -	\$ -	\$ -	\$ 12,863	\$ -	\$ -	\$ -	\$ -	\$ 12,863	\$ 38,588
Other Income														-
Total Cash Receipts	-	-	-	12,863	-	-	-	12,863	-	-	-	-	12,863	38,588
Disbursements														
Administrative														-
Rent Expense														-
Operating Expense	25	25	25	25	25	25	25	25	25	25	25	25	25	331
Maintenance														-
Replacement														-
Taxes & Insurance														-
CAM	1,101	4,575	1,101	1,101	1,101	4,575	1,101	1,101	1,101	1,101	4,575	1,101	1,101	24,734
Non-CAM	-	-	-	515	-	-	-	515	-	-	-	-	515	1,545
Total Operating Disbursements	1,126	4,600	1,126	1,641	1,126	4,600	1,126	1,641	1,126	1,126	4,600	1,126	1,641	26,610
Net Operating Cash Flow	(1,126)	(4,600)	(1,126)	11,221	(1,126)	(4,600)	(1,126)	11,221	(1,126)	(1,126)	(4,600)	(1,126)	11,221	11,977
Debt Payment														-
Net Cash Flow	\$ (1,126)	\$ (4,600)	\$ (1,126)	\$ 11,221	\$ (1,126)	\$ (4,600)	\$ (1,126)	\$ 11,221	\$ (1,126)	\$ (1,126)	\$ (4,600)	\$ (1,126)	\$ 11,221	\$ 11,977