



150 N. Meramec Ave., Suite 500 • St. Louis, Missouri 63105 • Tel: (314) 862-9400
www.GershmanCommercial.com

October 8, 2019

City of St. Louis Treasurer's Office
Attn: Michelle Smart, Chief Fiscal Officer
Chief of Staff and Counsel
133 S. 11th Street, Suite 530
St. Louis, MO 63102

Re: Central Downtown Retail
September 2019 Financial and Operations Report

Dear Ms. Smart:

Enclosed are copies of the September 2019 Financial Statements for Central Downtown Retail for your review. Comments on the financial reports along with an update on the building operations are below.

Financial Reports

Total Receipts for September were \$23,918 with \$3,047 in net CAM Income.

Total Disbursements for September were \$2,095.

Therefore, the **Net Monthly Income/Loss** for September was \$21,823 & St. Louis Parking Distribution was \$20,800.

Delinquencies

- No delinquencies to report at this time.

Building Operations

- We continue to work with neighboring tenants and management firms to ensure that vehicles are not parking in the alley, blocking our trash removal. *Ongoing.*
- Odor in First Bank space is being caused by exhaust from dumpster enclosure being sucked in from their intake. Working with Pipe Systems to install new exhaust system in enclosure area. Anticipate installation early October.

If you have any questions or concerns, please let me know.

Sincerely,

GERSHMAN COMMERCIAL REAL ESTATE

A handwritten signature in black ink, appearing to read 'Liz Brown', with a long, sweeping horizontal line extending to the right.

Liz Brown
Senior Property Manager
314-878-5342

CENTRAL DOWNTOWN RETAIL

FOR THE MONTH OF SEPTEMBER 2019

PROPERTY NO. 70700

**707 PINE STREET
SAINT LOUIS, MO 63101**

PREPARED FOR:

**CITY OF ST. LOUIS TREASURER'S OFFICE
133 SOUTH 11TH STREET, SUITE 530
ST. LOUIS, MO 63102**



150 N. Meramec Avenue, Suite 500, Clayton, Missouri 63105
Telephone: (314) 862-9400

CENTRAL DOWNTOWN RETAIL

70700

THE REPORTS INCLUDED IN THIS PACKAGE ARE:

*BUDGET COMPARISON
VARIANCE NOTES
CASH FLOW BY MONTH
TRIAL BALANCE
BALANCE SHEET
DEPOSIT REGISTER
RECEIPTS BY TENANT REPORT
RECEIVABLE DETAIL BY CHARGE CODE
COMMERCIAL RENT ROLL - DETAILED
AGED RECEIVABLES REPORT, IF APPLICABLE
CHECK DETAIL
AGED ACCOUNTS PAYABLE, IF APPLICABLE
BANK STATEMENT & RECONCILIATION
GENERAL LEDGER
MANAGEMENT FEE CALCULATION*

CC: MICHELLE SMART - via email - Smartm@stltreasurer.org
SHIRLEY RUKCIC - via email - Rukcics@stltreasurer.org

Budget Comparison
Central Downtown Retail (70700)
Books=Cash, Account Tree = ysi_cf
For the Month of September 2019

	MTD Actual	MTD Budget	\$ Var.	YTD Actual	YTD Budget	\$ Var.	Annual Budget
REVENUE							
Base Rent	20,549.28	20,549.28	0.00	61,647.84	61,647.84	0.00	222,929.63
Prepaid Rent Income	71.00	0.00	71.00	213.00	0.00	213.00	0.00
Rent Abatement	0.00	0.00	0.00	(3,319.25)	(3,319.25)	0.00	(5,184.74)
CAM Income	3,047.00	3,047.00	0.00	9,141.00	9,141.00	0.00	33,080.00
Insurance Income	251.00	251.00	0.00	753.00	753.00	0.00	2,732.00
TOTAL REVENUE	23,918.28	23,847.28	71.00	68,435.59	68,222.59	213.00	253,556.89
CAM EXPENSES							
CLEANING							
Trash Removal	489.29	466.64	(22.65)	1,467.87	1,399.92	(67.95)	5,599.68
TOTAL CLEANING	489.29	466.64	(22.65)	1,467.87	1,399.92	(67.95)	5,599.68
REPAIRS & MAINTENANCE							
Maintenance Services	330.00	330.00	0.00	330.00	990.00	660.00	3,960.00
Exterminating/Pest Control	80.00	80.00	0.00	240.00	240.00	0.00	960.00
Miscellaneous Other Services	0.00	0.00	0.00	0.00	0.00	0.00	700.00
TOTAL REPAIRS & MAINTENANCE	410.00	410.00	0.00	570.00	1,230.00	660.00	5,620.00
GROUNDS							
Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	9,600.00
TOTAL GROUNDS	0.00	0.00	0.00	0.00	0.00	0.00	9,600.00
UTILITIES							
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	1,740.00
Water	0.00	0.00	0.00	0.00	0.00	0.00	3,840.00
TOTAL UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	5,580.00
ADMINISTRATIVE & MANAGEMENT FEES							
Management Fees	1,195.91	1,192.35	(3.56)	3,421.77	3,411.10	(10.67)	12,677.85
TOTAL ADMINISTRATIVE & MANAGEMENT FEES	1,195.91	1,192.35	(3.56)	3,421.77	3,411.10	(10.67)	12,677.85
TOTAL CAM EXPENSES	2,095.20	2,068.99	(26.21)	5,459.64	6,041.02	581.38	39,077.53
RE TAXES & INSURANCE							
Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	3,400.00

Budget Comparison
Central Downtown Retail (70700)
Books=Cash, Account Tree = ysi_cf
For the Month of September 2019

	MTD Actual	MTD Budget	\$ Var.	YTD Actual	YTD Budget	\$ Var.	Annual Budget
TOTAL RE TAXES & INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	3,400.00
TOTAL RECOVERABLE EXPENSES	2,095.20	2,068.99	(26.21)	5,459.64	6,041.02	581.38	42,477.53
NON-RECOVERABLE EXPENSES							
Miscellaneous Owner Expenses	0.00	20.00	20.00	0.00	60.00	60.00	240.00
TOTAL NON-RECOVERABLE EXPENSES	0.00	20.00	20.00	0.00	60.00	60.00	240.00
TOTAL OPERATING EXPENSE	2,095.20	2,088.99	(6.21)	5,459.64	6,101.02	641.38	42,717.53
NET OPERATING INCOME	21,823.08	21,758.29	64.79	62,975.95	62,121.57	854.38	210,839.36
NET INCOME BEFORE DEBT SERVICE	21,823.08	21,758.29	64.79	62,975.95	62,121.57	854.38	210,839.36
NET INCOME AFTER DEBT SERVICE	21,823.08	21,758.29	64.79	62,975.95	62,121.57	854.38	210,839.36
NET INCOME	21,823.08	21,758.29	64.79	62,975.95	62,121.57	854.38	210,839.36
ADJUSTMENTS							
Leasing Commissions	0.00	0.00	0.00	0.00	0.00	0.00	(2,286.57)
Owner Distributions	(20,800.28)	(20,800.00)	(0.28)	(59,081.59)	(59,081.00)	(0.59)	(220,477.00)
TOTAL ADJUSTMENTS	(20,800.28)	(20,800.00)	(0.28)	(59,081.59)	(59,081.00)	(0.59)	(222,763.57)
CASH FLOW	1,022.80	958.29	64.51	3,894.36	3,040.57	853.79	(11,924.21)
Period to Date		Beginning Balance		Ending Balance		Difference	
1101-0000 - Cash - Operating Account		15,596.73		16,619.53		1,022.80	
Total Cash		15,596.73		16,619.53		1,022.80	

GERSHMAN COMMERCIAL REAL ESTATE
CENTRAL DOWNTOWN RETAIL
VARIANCE ANALYSIS
SEPTEMBER, 2019

ACCOUNT DESCRIPTION	ACTUAL	BUDGET	VARIANCE	EXPLANATION
	\$ -	\$ -	\$ -	none to report
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	

Note: Variance over \$1,000 noted

Central Downtown Retail (70700)

Cash Flow (12 months)

Period = Jul 2019-Sep 2019

Book = Cash ; Tree = ysi_bf

	Jul 2019	Aug 2019	Sep 2019	Total
4000-0005 REVENUE				
4010-0000 Base Rent	20,549.28	20,549.28	20,549.28	61,647.84
4015-0000 Prepaid Rent Income	71.00	71.00	71.00	213.00
4017-0000 Rent Abatement	-3,319.25	0.00	0.00	-3,319.25
4210-0000 CAM Income	3,047.00	3,047.00	3,047.00	9,141.00
4230-0000 Insurance Income	251.00	251.00	251.00	753.00
4999-9999 TOTAL REVENUE	20,599.03	23,918.28	23,918.28	68,435.59
5000-0001 CAM EXPENSES				
5100-0000 CLEANING				
5150-0000 Trash Removal	489.29	489.29	489.29	1,467.87
5199-9999 TOTAL CLEANING	489.29	489.29	489.29	1,467.87
5200-0000 REPAIRS & MAINTENANCE				
5205-0000 Maintenance Services	0.00	0.00	330.00	330.00
5230-0000 Exterminating/Pest Control	80.00	80.00	80.00	240.00
5299-9999 TOTAL REPAIRS & MAINTENANCE	80.00	80.00	410.00	570.00
5600-0000 ADMINISTRATIVE & MANAGEMENT FEES				
5620-0000 Management Fees	1,029.95	1,195.91	1,195.91	3,421.77
5699-9999 TOTAL ADMINISTRATIVE & MANAGEMENT FEES	1,029.95	1,195.91	1,195.91	3,421.77
5799-9999 TOTAL CAM EXPENSES	1,599.24	1,765.20	2,095.20	5,459.64
5999-9999 TOTAL RECOVERABLE EXPENSES	1,599.24	1,765.20	2,095.20	5,459.64
6898-9999 TOTAL OPERATING EXPENSE	1,599.24	1,765.20	2,095.20	5,459.64
6899-9999 NET OPERATING INCOME	18,999.79	22,153.08	21,823.08	62,975.95
6999-9999 NET INCOME BEFORE DEBT SERVICE	18,999.79	22,153.08	21,823.08	62,975.95
7499-9999 NET INCOME AFTER DEBT SERVICE	18,999.79	22,153.08	21,823.08	62,975.95
9199-9999 NET INCOME	18,999.79	22,153.08	21,823.08	62,975.95
1000-0000 ASSETS				
1100-0000 CASH AND ESCROW				
1101-0000 Cash - Operating Account	-1,518.76	-1,352.80	-1,022.80	-3,894.36
1199-9999 TOTAL CASH AND ESCROW	-1,518.76	-1,352.80	-1,022.80	-3,894.36
1999-9999 TOTAL ASSETS	-1,518.76	-1,352.80	-1,022.80	-3,894.36
2000-0000 LIABILITIES AND EQUITY				
3000-0000 EQUITY				
3020-0000 Owner Distributions	-17,481.03	-20,800.28	-20,800.28	-59,081.59
3090-0000 Retained Earnings (Current Earnings)	18,999.79	22,153.08	21,823.08	62,975.95
3998-9999 TOTAL EQUITY	1,518.76	1,352.80	1,022.80	3,894.36
3999-9999 TOTAL LIABILITIES AND EQUITY	1,518.76	1,352.80	1,022.80	3,894.36
CASH FLOW	18,999.79	22,153.08	21,823.08	62,975.95
1101-0000 Cash - Operating Account				
Beginning Balance	12,725.17	14,243.93	15,596.73	12,725.17
Ending Balance	14,243.93	15,596.73	16,619.53	16,619.53
Difference	1,518.76	1,352.80	1,022.80	3,894.36

Central Downtown Retail (70700)

Trial Balance

September 2019

'Books = Cash

Account	Description	Balance Forward	Debit	Credit	Ending Balance
1101-0000	Cash - Operating Account	15,596.73	1,022.80	0.00	16,619.53
1810-0000	Leasing Commlssions	18,449.07	0.00	0.00	18,449.07
2210-0000	Tenant Security Deposits	-11,104.71	0.00	0.00	-11,104.71
3010-0000	Owner Contributions	-43,143.43	0.00	0.00	-43,143.43
3020-0000	Owner Distributions	3,467,960.96	20,800.28	0.00	3,488,761.24
3040-0000	Partner / Member Equity	-29,917.00	0.00	0.00	-29,917.00
3095-0000	Retained Earnings (Prior Years)	-3,376,688.75	0.00	0.00	-3,376,688.75
4010-0000	Base Rent	-41,098.56	0.00	20,549.28	-61,647.84
4015-0000	Prepaid Rent Income	-142.00	0.00	71.00	-213.00
4017-0000	Rent Abatement	3,319.25	0.00	0.00	3,319.25
4210-0000	CAM Income	-6,094.00	0.00	3,047.00	-9,141.00
4230-0000	Insurance Income	-502.00	0.00	251.00	-753.00
5150-0000	Trash Removal	978.58	489.29	0.00	1,467.87
5205-0000	Maintenance Services	0.00	330.00	0.00	330.00
5230-0000	Exterminating/Pest Control	160.00	80.00	0.00	240.00
5620-0000	Management Fees	2,225.86	1,195.91	0.00	3,421.77
		0.00	23,918.28	23,918.28	0.00

Central Downtown Retail (70700)

Balance SheetSeptember 2019
Books Cash**September 2019**

ASSETS	
CASH AND ESCROW	
Cash - Operating Account	16,619.53
TOTAL CASH AND ESCROW	16,619.53
REAL ESTATE	
Leasing Commissions	18,449.07
TOTAL REAL ESTATE	18,449.07
TOTAL ASSETS	35,068.60
LIABILITIES AND EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Tenant Security Deposits	11,104.71
TOTAL CURRENT LIABILITIES	11,104.71
TOTAL LIABILITIES	11,104.71
EQUITY	
Owner Contributions	43,143.43
Owner Distributions	-3,488,761.24
Partner / Member Equity	29,917.00
Retained Earnings (Current Earnings)	62,975.95
Retained Earnings (Prior Years)	3,376,688.75
TOTAL EQUITY	23,963.89
TOTAL LIABILITIES AND EQUITY	35,068.60

Deposit Register

Bank: Reliance operating (70700op)

For Period(s): 09/2019

Property	Person Name	Unit	Period	Received Date	Amount	Check #
Dep #142 09/03/2019						
707 Pine Street (70700)	Shanghai Inn, Inc. (t0003184)	217	09/2019	09/03/2019	5,103.00	1490
707 Pine Street (70700)	FedEx Office and Print Services, Inc. (t0003187)	700	09/2019	09/03/2019	5,468.67	1091842
707 Pine Street (70700)	First Bank (t0003188)	710	09/2019	09/03/2019	3,803.79	1000113007
Total Dep #142 09/03/2019					14,375.46	
Dep #143 09/03/2019						
707 Pine Street (70700)	Accelerated Health Systems, LLC (t0003183)	201	09/2019	09/03/2019	3,748.25	ach090319
Total Dep #143 09/03/2019					3,748.25	
Dep #144 09/05/2019						
707 Pine Street (70700)	St. Louis Band Box Cleaners, Inc. (t0003185)	219	09/2019	09/05/2019	808.56	11315
Total Dep #144 09/05/2019					808.56	
Dep #145 09/09/2019						
707 Pine Street (70700)	ACS State & Local Solutions (t0003186)	229	09/2019	09/09/2019	4,986.01	01024843
Total Dep #145 09/09/2019					4,986.01	
Grand Total					23,918.28	

Receipts by Tenant
Property: 707 Pine Street (70700)
For Period(s): 09/2019

Unit	Status	Tran #	Date	Month	Account	AR Account	Amount	Remarks
Accelerated Health Systems, LLC (t0003183)								
201	Current	R-172237	09/03/2019	09/2019	40100000	12200000	3,319.25	
201	Current	R-172237	09/03/2019	09/2019	42100000	12200000	394.00	
201	Current	R-172237	09/03/2019	09/2019	42300000	12200000	35.00	
Total Accelerated Health Systems, LLC(t0003183)							3,748.25	
ACS State & Local Solutions (t0003186)								
229	Current	R-172273	09/09/2019	09/2019	40100000	12200000	4,117.01	
229	Current	R-172273	09/09/2019	09/2019	42100000	12200000	805.00	
229	Current	R-172273	09/09/2019	09/2019	42300000	12200000	64.00	
Total ACS State & Local Solutions(t0003186)							4,986.01	
FedEx Office and Print Services, Inc. (t0003187)								
700	Current	R-172230	09/03/2019	09/2019	40100000	12200000	4,666.67	
700	Current	R-172230	09/03/2019	09/2019	42100000	12200000	743.00	
700	Current	R-172230	09/03/2019	09/2019	42300000	12200000	59.00	
Total FedEx Office and Print Services, Inc.(t0003187)							5,468.67	
First Bank (t0003188)								
710	Current	R-172231	09/03/2019	09/2019	40100000	12200000	3,321.79	
710	Current	R-172231	09/03/2019	09/2019	42100000	12200000	446.00	
710	Current	R-172231	09/03/2019	09/2019	42300000	12200000	36.00	
Total First Bank(t0003188)							3,803.79	
Shanghai Inn, Inc. (t0003184)								
217	Current	R-172229	09/03/2019	09/2019	40100000	12200000	4,425.00	
217	Current	R-172229	09/03/2019	09/2019	40150000	22300000	71.00	
217	Current	R-172229	09/03/2019	09/2019	42100000	12200000	558.00	
217	Current	R-172229	09/03/2019	09/2019	42300000	12200000	49.00	
Total Shanghai Inn, Inc.(t0003184)							5,103.00	
St. Louis Band Box Cleaners, Inc. (t0003185)								
219	Current	R-172242	09/05/2019	09/2019	40100000	12200000	699.56	
219	Current	R-172242	09/05/2019	09/2019	42100000	12200000	101.00	
219	Current	R-172242	09/05/2019	09/2019	42300000	12200000	8.00	
Total St. Louis Band Box Cleaners, Inc.(t0003185)							808.56	
Grand Total							23,918.28	

Receivable Detail by Charge Code

Property = Central Downtown Retail (70700)
 Date Range = 9/2019 - 9/2019

Charge Number	Charge Code	Charge Notes	Post Month	Prior Balance	Current Charges	Receipt Date	Receipt Number	Receipt Amount	Balance
201	t0003183	Accelerated Health Systems, LLC,	Current						
C-409620	cam-est	CAM monthly est (09/2019)	09/2019		394.00	09/03/2019	R-172237	394.00	
C-409621	ins-est	Insur monthly est (09/2019)	09/2019		35.00	09/03/2019	R-172237	35.00	
C-409622	rent	Base rent (09/2019)	09/2019		3,319.25	09/03/2019	R-172237	3,319.25	
C-411736	camrecov	Y/E reconciled CAM (07/2018 - 06/2019)	09/2019		78.38				78.38
R-164660		(Prepayment)	11/2018	-3,598.73		11/02/2018	R-164660		-3,598.73
R-165300		(Prepayment)	12/2018	-50.01		12/03/2018	R-165300		-50.01
R-166155		(Prepayment)	01/2019	-50.01		01/02/2019	R-166155		-50.01
R-166673		(Prepayment)	02/2019	-50.00		02/04/2019	R-166673		-50.00
R-167575		(Prepayment)	03/2019	-50.00		03/01/2019	R-167575		-50.00
				-3,798.75	3,826.63			3,748.25	-3,720.37
217	t0003184	Shanghai Inn, Inc.,	Current						
C-409623	cam-est	CAM monthly est (09/2019)	09/2019		558.00	09/03/2019	R-172229	558.00	
C-409624	ins-est	Insur monthly est (09/2019)	09/2019		49.00	09/03/2019	R-172229	49.00	
C-409625	rent	Base rent (09/2019)	09/2019		4,425.00	09/03/2019	R-172229	4,425.00	
C-411737	camrecov	Y/E reconciled CAM (07/2018 - 06/2019)	09/2019		122.39				122.39
R-165881		(Prepayment)	01/2019	-71.00		01/02/2019	R-165881		-71.00
R-166669		(Prepayment)	02/2019	-71.00		02/01/2019	R-166669		-71.00
R-167576		(Prepayment)	03/2019	-71.00		03/01/2019	R-167576		-71.00
R-168331		(Prepayment)	04/2019	-71.00		04/03/2019	R-168331		-71.00
R-169026		(Prepayment)	05/2019	-71.00		05/01/2019	R-169026		-71.00
R-169767		(Prepayment)	06/2019	-71.00		06/03/2019	R-169767		-71.00
R-170510		(Prepayment)	07/2019	-71.00		07/03/2019	R-170510		-71.00
R-171314		(Prepayment)	08/2019	-71.00		08/01/2019	R-171314		-71.00
R-172229		(Prepayment)	09/2019	-71.00		09/03/2019	R-172229	71.00	-71.00
				-568.00	5,154.39			5,103.00	-516.61
219	t0003185	St. Louis Band Box Cleaners, Inc.,	Current						
C-409626	cam-est	CAM monthly est (09/2019)	09/2019		101.00	09/05/2019	R-172242	101.00	
C-409627	ins-est	Insur monthly est (09/2019)	09/2019		8.00	09/05/2019	R-172242	8.00	
C-409628	rent	Base rent (09/2019)	09/2019		699.56	09/05/2019	R-172242	699.56	
C-411738	camrecov	Y/E reconciled CAM (07/2018 - 06/2019)	09/2019		8.88				8.88
				0.00	817.44			808.56	8.88

Receivable Detail by Charge Code

Property = Central Downtown Retail (70700)
 Date Range = 9/2019 - 9/2019

Charge Number	Charge Code	Charge Notes	Post Month	Prior Balance	Current Charges	Receipt Date	Receipt Number	Receipt Amount	Balance
229	t0003186	ACS State & Local Solutions,	Current						
C-409629	cam-est	CAM monthly est (09/2019)	09/2019		805.00	09/09/2019	R-172273	805.00	
C-409630	ins-est	Insur monthly est (09/2019)	09/2019		64.00	09/09/2019	R-172273	64.00	
C-409631	rent	Base rent (09/2019)	09/2019		4,117.01	09/09/2019	R-172273	4,117.01	
C-411739	camrecov	Y/E reconciled CAM (07/2018 - 06/2019)	09/2019		107.02				107.02
				0.00	5,093.03			4,986.01	107.02
700	t0003187	FedEx Office and Print Services, Inc.,	Current						
C-409632	cam-est	CAM monthly est (09/2019)	09/2019		743.00	09/03/2019	R-172230	743.00	
C-409633	ins-est	Insur monthly est (09/2019)	09/2019		59.00	09/03/2019	R-172230	59.00	
C-409634	rent	Base rent (09/2019)	09/2019		4,666.67	09/03/2019	R-172230	4,666.67	
C-411740	camrecov	Y/E reconciled CAM (07/2018 - 06/2019)	09/2019		98.95				98.95
				0.00	5,567.62			5,468.67	98.95
710	t0003188	First Bank,	Current						
C-409635	cam-est	CAM monthly est (09/2019)	09/2019		446.00	09/03/2019	R-172231	446.00	
C-409636	ins-est	Insur monthly est (09/2019)	09/2019		36.00	09/03/2019	R-172231	36.00	
C-409637	rent	Base rent (09/2019)	09/2019		3,321.79	09/03/2019	R-172231	3,321.79	
C-411741	camrecov	Y/E reconciled CAM (07/2018 - 06/2019)	09/2019		150.73				150.73
				0.00	3,954.52			3,803.79	150.73
Resident = 6			Property Total	-4,366.75	24,413.63			23,918.28	-3,871.40

Receivable Detail by Charge Code

Property = Central Downtown Retail (70700)
 Date Range = 9/2019 - 9/2019

Charge Number	Charge Code	Charge Notes	Post Month	Prior Balance	Current Charges	Receipt Date	Receipt Number	Receipt Amount	Balance
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Non-Resident Receipt

			Grand Total	-4,366.75	24,413.63			23,918.28	
--	--	--	-------------	-----------	-----------	--	--	-----------	--

Rent Roll
As of Date:
Property:

09/30/2019
 Central Downtown Retail (70700)
 707 Pine Street
 St. Louis, MO 63101



Suite	Tenant Name	Lease Term	Sq Ft	Rent Annual Monthly	Rent PSF	Rec PSF	Misc PSF	Total PSF	Security Deposit	Effective Date	Rent Adjustments		Renewal Options	
											Amount	PSF	Term (Months)	Notice Date
201	Accelerated Health Systems, LLC ProRehab	02/01/2015 08/31/2020	2,343	39,830.98 3,319.25	17.00	2.20	0.00	19.20	0.00	02/01/2019 07/01/2020	39,830.98 (39,830.98)	17.00 (17.00)		
217	Shanghai Inn, Inc. Hunan Manor	09/01/2010 12/31/2020	3,319	53,099.96 4,425.00	16.00	2.19	0.00	18.19	4,425.00	01/01/2016	53,099.96	16.00	60	06/30/2020
219	St. Louis Band Box Cleaners, Inc.	11/01/2012 10/31/2019	533	8,394.72 699.56	15.75	2.45	0.00	18.20	688.46	11/01/2018	8,394.72	15.75	60	07/03/2019
229	ACS State & Local Solutions	07/01/2011 06/30/2021	4,793	49,404.12 4,117.01	10.31	2.18	0.00	12.48	5,991.25	07/01/2019 07/01/2020	49,404.12 50,886.19	10.31 10.62		
700	FedEx Office and Print Services, Inc.	08/15/2005 08/31/2020	4,000	56,000.02 4,666.67	14.00	2.41	0.00	16.41	0.00	09/01/2015	56,000.02	14.00	60	03/04/2020
701	COMMON AREA/REAR CORRIDOR (NON INCOME UNIT)	01/01/2007	800	0.00 0.00	0.00	0.00	0.00	0.00	0.00				60	03/04/2025
710	First Bank	01/01/2007 12/31/2019	2,400	39,861.48 3,321.79	16.61	2.41	0.00	19.02	0.00	01/01/2019	39,861.48	16.61	60	06/30/2016
													60	06/30/2021
													60	12/28/2017

Summary									
Total Sq Ft	Percent Sq Ft	Total Annual Base Rent	Total Rent PSF	Total Rec PSF	Total Misc PSF	Total Security Charges PSF	Total Security Deposit	Total	Total
Occupied	100.00%	246,591.28	13.56	2.18	0.00	15.73	11,104.71		
Totals	100.00%	246,591.28	13.56	2.18	0.00	15.73	11,104.71		

Aged Receivables Report

Detail by Charge Code
 Property: Central Downtown Retail
 Trans Through: 09/2019

Unit	Tenant	Charge Code	Total Unpaid Charges	0 - 30 days	30 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
201	t0003183	Accelerated Health Systems, LLC							
		camrecov	78.38	78.38	0.00	0.00	0.00	0.00	
		prepay	0.00	0.00	0.00	0.00	0.00	(3,798.75)	
Total			78.38	78.38	0.00	0.00	0.00	(3,798.75)	(3,720.37)
217	t0003184	Shanghai Inn, Inc.							
		camrecov	122.39	122.39	0.00	0.00	0.00	0.00	
		prepay	0.00	0.00	0.00	0.00	0.00	(639.00)	
Total			122.39	122.39	0.00	0.00	0.00	(639.00)	(516.61)
219	t0003185	St. Louis Band Box Cleaners, Inc.							
		camrecov	8.88	8.88	0.00	0.00	0.00	0.00	
Total			8.88	8.88	0.00	0.00	0.00	0.00	8.88
229	t0003186	ACS State & Local Solutions							
		camrecov	107.02	107.02	0.00	0.00	0.00	0.00	
Total			107.02	107.02	0.00	0.00	0.00	0.00	107.02
700	t0003187	FedEx Office and Print Services, Inc.							
		camrecov	98.95	98.95	0.00	0.00	0.00	0.00	
Total			98.95	98.95	0.00	0.00	0.00	0.00	98.95
710	t0003188	First Bank							
		camrecov	150.73	150.73	0.00	0.00	0.00	0.00	
Total			150.73	150.73	0.00	0.00	0.00	0.00	150.73
Total 70700			566.35	566.35	0.00	0.00	0.00	(4,437.75)	(3,871.40)
A-Summary by Chargecode									
		camrecov	566.35	566.35	0.00	0.00	0.00	0.00	
Total			566.35	566.35	0.00	0.00	0.00	0.00	566.35
B-Summary by Prepay GL Account									
		22300000	0.00	0.00	0.00	0.00	0.00	(4,437.75)	
Total			0.00	0.00	0.00	0.00	0.00	(4,437.75)	(4,437.75)
		Receivable Total		566.35					
		Prepay Total		(4,437.75)					
		Grand Total		(3,871.40)					

Payable - Aging Detail

Property=

mm/yy=9/2019

Age as of=9/30/2019

Vendor Code - Name Invoice Notes	Tran #	Property	Date	Account	Invoice Number	Current Owed	0 - 30 owed	31 - 60 owed	61 - 90 owed	Over 90 owed
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Total

Grand Total

Payment Detail
Bank=70700op - Reliance operating
mm/yy=09/2019 - 09/2019
All Checks=Yes
Include Voids=All Checks

Check #	Date	Payable #	Property	Amount	Account
303 - GERSHMAN COMMERCIAL REAL ESTATE (sgjcorp)					
8/18-8/31/19 MAINT	09/12/19	P-224706	70700	220.00	52050000 - Maintenance Services
Total 303 - GERSHMAN COMMERCIAL REAL ESTATE (sgjcorp)				220.00	
304 - CITY OF ST. LOUIS PARKING DIVISION (citpark)					
9/19 DISTRIBUTION	09/18/19	P-225031	70700	20,800.28	30200000 - Owner Distributions
Total 304 - CITY OF ST. LOUIS PARKING DIVISION (citpark)				20,800.28	
305 - ASPEN WASTE SYSTEMS, INC (aspwast)					
9/19 TRASH	09/19/19	P-225061	70700	489.29	51500000 - Trash Removal
Total 305 - ASPEN WASTE SYSTEMS, INC (aspwast)				489.29	
306 - DELTA PEST CONTROL (delpest)					
9/19 PEST CONTROL	09/19/19	P-225062	70700	80.00	52300000 - Exterminating/Pest Control
Total 306 - DELTA PEST CONTROL (delpest)				80.00	
307 - GERSHMAN COMMERCIAL REAL ESTATE (sgjcorp)					
9/1-9/14/19 MAINT	09/19/19	P-225063	70700	110.00	52050000 - Maintenance Services
9/19 MGMINT FEE	09/19/19	P-225064	70700	1,195.91	56200000 - Management Fees
Total 307 - GERSHMAN COMMERCIAL REAL ESTATE (sgjcorp)				1,305.91	
Grand Total				22,895.48	

Expense Distribution

Property=70700 AND mm/yyyy=09/2019-09/2019

Account Code - Name	Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
3020-0000 - Owner Distributions											
	clipark - CITY OF ST. LOUIS PARKING...	P-225031	70700	9/2019.	09/18/2019	09/2019	20,800.28	0.00	304	09/19/2019	9/19 DISTRIBUTION
Total 3020-0000 - Owner Distributions							20,800.28	0.00			
5150-0000 - Trash Removal											
	aspwast - ASPEN WASTE SYSTEMS, INC	P-225061	70700	S4622179090119	09/01/2019	09/2019	489.29	0.00	305	09/19/2019	9/19 TRASH
Total 5150-0000 - Trash Removal							489.29	0.00			
5205-0000 - Maintenance Services											
	sgjcorp - GERSHMAN COMMERCIAL...	P-224706	70700	37339	09/03/2019	09/2019	220.00	0.00	303	09/12/2019	8/18-8/31/19 MAINT
	sgjcorp - GERSHMAN COMMERCIAL...	P-225063	70700	37561	09/17/2019	09/2019	110.00	0.00	307	09/19/2019	9/1-9/14/19 MAINT
Total 5205-0000 - Maintenance Services							330.00	0.00			
5230-0000 - Exterminating/Pest Control											
	delpest - DELTA PEST CONTROL	P-225062	70700	18920	09/13/2019	09/2019	80.00	0.00	306	09/19/2019	9/19 PEST CONTROL
Total 5230-0000 - Exterminating/Pest Control							80.00	0.00			
5620-0000 - Management Fees											
	sgjcorp - GERSHMAN COMMERCIAL...	P-225064	70700	9/2019..	09/18/2019	09/2019	1,195.91	0.00	307	09/19/2019	9/19 MGMNT FEE
Total 5620-0000 - Management Fees							1,195.91	0.00			
							22,865.48	0.00			

10/08/2019

**Reliance operating
Bank Reconciliation
Month Ending September 30, 2019
Reliance Bank
****8968**

Cash Balance August 31	15,596.73
Add: Deposit Register	23,918.28
Deduct: Check Register	(22,895.48)
Reconciled Balance	<u><u>16,619.53</u></u>
Bank Balance September 30	16,619.53
Reconciled Balance	<u><u>16,619.53</u></u>



City of St Louis
C/O Gershman Commercial
1200 Market St Rm 220
Saint Louis MO 63103-2805

CHECKING ACCOUNTS

Simply Checking Business		Number of Enclosures	8
Account Number	XXXXXXXXXXXX8968	Statement Dates	9/03/19 thru 9/30/19
Previous Balance	15,596.73	Days in the statement period	28
4 Deposits/Credits	23,918.28	Average Ledger	31,968.22
5 Checks/Debits	22,895.48	Average Collected	31,247.86
Service Charge	.00		
Interest Paid	.00		
Current Balance	16,619.53		

Deposits and Additions

Date	Description	Amount
9/03	EXP REIMB ATHLETICO MA0007 TREASURER, CITY OF ST.	3,748.25
9/03	Deposit	14,375.46
9/05	Deposit	808.56
9/09	Deposit	4,986.01

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
9/18	303	220.00	9/24	305	489.29	9/26	307	1,305.91
9/23	304	20,800.28	9/24	306	80.00			

* Denotes skip in sequential check numbers

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
9/03	33,720.44	9/18	39,295.01	9/26	16,619.53
9/05	34,529.00	9/23	18,494.73		
9/09	39,515.01	9/24	17,925.44		

Thank you for banking with Simmons Bank.

***** END OF STATEMENT *****

DEPOSIT TICKET

CITY OF ST. LOUIS
CENTRAL DOWNTOWN OFFICE
150 N. MERAMEC
ST. LOUIS, MO 63105

RELIANCE BANK

DATE	9-2-19	DOLLAR SIGN	
CURRENCY			
COIN			
TOTAL DEPOSIT			
TOTAL CHECKS			
TOTAL NET DEPOSIT			

\$ 14,375.46

108101888881 5010896881 042 DS

Deposit Date: 09/03 Amount: \$14,375.46

DEPOSIT TICKET

CITY OF ST. LOUIS
CENTRAL DOWNTOWN OFFICE
150 N. MERAMEC
ST. LOUIS, MO 63105

RELIANCE BANK

DATE	9-9-19	DOLLAR SIGN	
CURRENCY			
COIN			
TOTAL DEPOSIT			
TOTAL CHECKS			
TOTAL NET DEPOSIT			

\$ 4,986.01

108101888881 5010896881 042 DS

Deposit Date: 09/09 Amount: \$4,986.01

City of St Louis - Central Downtown 304

City of St Louis - Central Downtown
150 N. Meramec
Suite 500
St. Louis, MO 63105
(314) 882-9400

Reliance Bank
4301 Manchester Ave.
St. Louis, MO 63110
80-1888810

Date: 09/18/2019 Amount: \$20,800.26**

PAY **** TWENTY THOUSAND EIGHT HUNDRED AND 26/100 DOLLARS

TO THE ORDER OF: CITY OF ST. LOUIS PARKING DIVISION
133 S 11TH ST. SUITE 530
ST. LOUIS, MO 63102

Devin Bond

10003041 108101888881 5010896881

Check 304 Date: 09/23 Amount: \$20,800.28

City of St Louis - Central Downtown 306

City of St Louis - Central Downtown
150 N. Meramec
Suite 500
St. Louis, MO 63105
(314) 882-9400

Reliance Bank
4301 Manchester Ave.
St. Louis, MO 63110
80-1888810

Date: 09/19/2019 Amount: \$80.00*****

PAY **** EIGHTY AND 00/100 DOLLARS

TO THE ORDER OF: DELTA PEST CONTROL
P.O. BOX 11567
ST. LOUIS, MO 63105

Susan Stuebinger

10003061 108101888881 5010896881

Check 306 Date: 09/24 Amount: \$80.00

DEPOSIT TICKET

CITY OF ST. LOUIS
CENTRAL DOWNTOWN OFFICE
150 N. MERAMEC
ST. LOUIS, MO 63105

RELIANCE BANK

DATE	9-5-19	DOLLAR SIGN	
CURRENCY			
COIN			
TOTAL DEPOSIT			
TOTAL CHECKS			
TOTAL NET DEPOSIT			

\$ 808.56

108101888881 5010896881 042 DS

Deposit Date: 09/05 Amount: \$808.56

City of St Louis - Central Downtown 303

City of St Louis - Central Downtown
150 N. Meramec
Suite 500
St. Louis, MO 63105
(314) 882-9400

Reliance Bank
4301 Manchester Ave.
St. Louis, MO 63110
80-1888810

Date: 09/12/2019 Amount: \$220.00*****

PAY **** TWO HUNDRED TWENTY AND 00/100 DOLLARS

TO THE ORDER OF: GERSHMAN COMMERCIAL REAL ESTATE
150 N MERAMEC, SUITE 500
ST LOUIS, MO 63105

Susan Stuebinger

10003031 108101888881 5010896881

Check 303 Date: 09/18 Amount: \$220.00

City of St Louis - Central Downtown 305

City of St Louis - Central Downtown
150 N. Meramec
Suite 500
St. Louis, MO 63105
(314) 882-9400

Reliance Bank
4301 Manchester Ave.
St. Louis, MO 63110
80-1888810

Date: 09/19/2019 Amount: \$489.29*****

PAY **** FOUR HUNDRED EIGHTY NINE AND 29/100 DOLLARS

TO THE ORDER OF: ASPEN WASTE SYSTEMS, INC
AWS SERVICE CENTER
P.O. BOX 3050
DES MOINES, IA 50316

Susan Stuebinger

10003051 108101888881 5010896881

Check 305 Date: 09/24 Amount: \$489.29

City of St Louis - Central Downtown 307

City of St Louis - Central Downtown
150 N. Meramec
Suite 500
St. Louis, MO 63105
(314) 882-9400

Reliance Bank
4301 Manchester Ave.
St. Louis, MO 63110
80-1888810

Date: 09/19/2019 Amount: \$1,305.91*****

PAY **** ONE THOUSAND THREE HUNDRED FIVE AND 91/100 DOLLARS

TO THE ORDER OF: GERSHMAN COMMERCIAL REAL ESTATE
150 N MERAMEC, SUITE 500
ST LOUIS, MO 63105

Susan Stuebinger

10003071 108101888881 5010896881

Check 307 Date: 09/26 Amount: \$1,305.91

General Ledger

September 2019

Books = Cash

Property	Post Month	Tran Date	Ctrl	Refer	Payee/Description	Debit	Credit	Balance	Notes/Remarks
Cash - Operating Account					1101-0000				
70700								15,596.73	== Beginning Balance ==
70700	09/19	09/03/19	R-172231	100011	First Bank (10003188)	3,321.79		18,918.52	
70700	09/19	09/03/19	R-172231	100011	First Bank (10003188)	446.00		19,364.52	
70700	09/19	09/03/19	R-172231	100011	First Bank (10003188)	36.00		19,400.52	
70700	09/19	09/03/19	R-172230	109184	FedEx Office and Print	4,666.67		24,067.19	
70700	09/19	09/03/19	R-172230	109184	FedEx Office and Print	743.00		24,810.19	
70700	09/19	09/03/19	R-172230	109184	FedEx Office and Print	59.00		24,869.19	
70700	09/19	09/03/19	R-172229	1490	Shanghai Inn, Inc.	4,425.00		29,294.19	
70700	09/19	09/03/19	R-172229	1490	Shanghai Inn, Inc.	71.00		29,365.19	
70700	09/19	09/03/19	R-172229	1490	Shanghai Inn, Inc.	558.00		29,923.19	
70700	09/19	09/03/19	R-172229	1490	Shanghai Inn, Inc.	49.00		29,972.19	
70700	09/19	09/03/19	R-172237	ach090	Accelerated Health	3,319.25		33,291.44	
70700	09/19	09/03/19	R-172237	ach090	Accelerated Health	394.00		33,685.44	
70700	09/19	09/03/19	R-172237	ach090	Accelerated Health	35.00		33,720.44	
70700	09/19	09/05/19	R-172242	11315	St. Louis Band Box	699.56		34,420.00	
70700	09/19	09/05/19	R-172242	11315	St. Louis Band Box	101.00		34,521.00	
70700	09/19	09/05/19	R-172242	11315	St. Louis Band Box	8.00		34,529.00	
70700	09/19	09/09/19	R-172273	010248	ACS State & Local	4,117.01		38,646.01	
70700	09/19	09/09/19	R-172273	010248	ACS State & Local	805.00		39,451.01	
70700	09/19	09/09/19	R-172273	010248	ACS State & Local	64.00		39,515.01	
70700	09/19	09/12/19	K-141922	303	GERSHMAN		220.00	39,295.01	8/18-8/31/19 MAINT
70700	09/19	09/18/19	K-142061	304	CITY OF ST. LOUIS		20,800.28	18,494.73	9/19 DISTRIBUTION
70700	09/19	09/19/19	K-142127	305	ASPEN WASTE		489.29	18,005.44	9/19 TRASH
70700	09/19	09/19/19	K-142128	306	DELTA PEST CONTROL		80.00	17,925.44	9/19 PEST CONTROL
70700	09/19	09/19/19	K-142129	307	GERSHMAN		110.00	17,815.44	9/1-9/14/19 MAINT
70700	09/19	09/19/19	K-142129	307	GERSHMAN		1,195.91	16,619.53	9/19 MGMNT FEE
					NetChange=1,022.80			16,619.53	== Ending Balance ==
Leasing Commissions					1810-0000				
70700								18,448.07	== Beginning Balance ==
					NetChange=0.00			18,448.07	== Ending Balance ==
Tenant Security Deposits					2210-0000				
70700								-11,104.71	== Beginning Balance ==
					NetChange=0.00			-11,104.71	== Ending Balance ==
Owner Contributions					3010-0000				
70700								-43,143.43	== Beginning Balance ==
					NetChange=0.00			-43,143.43	== Ending Balance ==
Owner Distributions					3020-0000				
70700								3,487,980.96	== Beginning Balance ==
70700	09/19	09/18/19	K-142061	304	CITY OF ST. LOUIS	20,800.28		3,488,761.24	9/19 DISTRIBUTION
					NetChange=20,800.28			3,488,761.24	== Ending Balance ==
Partner / Member Equity					3040-0000				

General Ledger

September 2019

Books = Cash

Property	Post Month	Tran Date	Ctrl	Refer	Payee/Description	Debit	Credit	Balance	Notes/Remarks
Partner / Member Equity					3040-0000				
<hr/>									
70700								-29,917.00	== Beginning Balance ==
								NetChange=0.00	-29,917.00 == Ending Balance ==
Retained Earnings (Prior Years)					3095-0000				
<hr/>									
70700								-3,376,888.75	== Beginning Balance ==
								NetChange=0.00	-3,376,888.75 == Ending Balance ==
Base Rent					4010-0000				
<hr/>									
70700								-41,098.66	== Beginning Balance ==
70700	09/19	09/03/19	R-172231	100011	First Bank (10003188)	3,321.79		-44,420.35	
70700	09/19	09/03/19	R-172230	109184	FedEx Office and Print		4,666.67	-49,087.02	
70700	09/19	09/03/19	R-172229	1490	Shanghai Inn, Inc.		4,425.00	-53,512.02	
70700	09/19	09/03/19	R-172237	ach090	Accelerated Health		3,319.25	-56,831.27	
70700	09/19	09/05/19	R-172242	11315	St. Louis Band Box		699.56	-57,530.83	
70700	09/19	09/09/19	R-172273	010248	ACS State & Local		4,117.01	-61,647.84	
								NetChange=-20,549.28	-61,647.84 == Ending Balance ==
Prepaid Rent Income					4015-0000				
<hr/>									
70700								-142.00	== Beginning Balance ==
70700	09/19	09/03/19	R-172229	1490	Shanghai Inn, Inc.		71.00	-213.00	
								NetChange=-71.00	-213.00 == Ending Balance ==
Rent Abatement					4017-0000				
<hr/>									
70700								3,319.25	== Beginning Balance ==
								NetChange=0.00	3,319.25 == Ending Balance ==
CAM Income					4210-0000				
<hr/>									
70700								-6,084.00	== Beginning Balance ==
70700	09/19	09/03/19	R-172231	100011	First Bank (10003188)	446.00		-6,540.00	
70700	09/19	09/03/19	R-172230	109184	FedEx Office and Print		743.00	-7,283.00	
70700	09/19	09/03/19	R-172229	1490	Shanghai Inn, Inc.		558.00	-7,841.00	
70700	09/19	09/03/19	R-172237	ach090	Accelerated Health		394.00	-8,235.00	
70700	09/19	09/05/19	R-172242	11315	St. Louis Band Box		101.00	-8,336.00	
70700	09/19	09/09/19	R-172273	010248	ACS State & Local		805.00	-9,141.00	
								NetChange=-3,047.00	-9,141.00 == Ending Balance ==
Insurance Income					4230-0000				
<hr/>									
70700								-502.00	== Beginning Balance ==
70700	09/19	09/03/19	R-172231	100011	First Bank (10003188)	36.00		-538.00	
70700	09/19	09/03/19	R-172230	109184	FedEx Office and Print		59.00	-597.00	
70700	09/19	09/03/19	R-172229	1490	Shanghai Inn, Inc.		49.00	-646.00	
70700	09/19	09/03/19	R-172237	ach090	Accelerated Health		35.00	-681.00	
70700	09/19	09/05/19	R-172242	11315	St. Louis Band Box		8.00	-689.00	
70700	09/19	09/09/19	R-172273	010248	ACS State & Local		64.00	-753.00	
								NetChange=-251.00	-753.00 == Ending Balance ==

General Ledger

September 2019

Books = Cash

Property	Post Month	Tran Date	Ctrl	Refer	Payee/Description	Debit	Credit	Balance	Notes/Remarks
Trash Removal					5150-0000				
<hr/>									
70700								978.58	== Beginning Balance ==
70700	09/19	09/19/19	K-142127	305	ASPEN WASTE	489.29		1,467.87	9/19 TRASH
								1,467.87	== Ending Balance ==
Maintenance Services					5205-0000				
<hr/>									
70700								0.00	== Beginning Balance ==
70700	09/19	09/12/19	K-141922	303	GERSHMAN	220.00		220.00	8/18-8/31/19 MAINT
70700	09/19	09/19/19	K-142129	307	GERSHMAN	110.00		330.00	9/1-9/14/19 MAINT
								330.00	== Ending Balance ==
Exterminating/Pest Control					5230-0000				
<hr/>									
70700								160.00	== Beginning Balance ==
70700	09/19	09/19/19	K-142128	306	DELTA PEST CONTROL	80.00		240.00	9/19 PEST CONTROL
								240.00	== Ending Balance ==
Management Fees					5820-0000				
<hr/>									
70700								2,225.86	== Beginning Balance ==
70700	09/19	09/19/19	K-142129	307	GERSHMAN	1,195.91		3,421.77	9/19 MGMNT FEE
								3,421.77	== Ending Balance ==
						48,813.76	48,813.76		

Charge By Tenant

Central Downtown Retail - September 2019

Property=70700 AND mm/yy=09/2019-09/2019

Tenant Code and Name		Charge				Receipts	Current	Due to
Control Code	Date	Period	Type	Account	Applied	Charge	Remarks	City
t0003183 Accelerated Health Systems, LLC,								
C-409620	9/1/2019	09-2019	cam-est	42100000	394.00	394.00	CAM monthly est (09/2019)	
C-409621	9/1/2019	09-2019	ins-est	42300000	35.00	35.00	Insur monthly est (09/2019)	35.00
C-409622	9/1/2019	09-2019	rent	40100000	3,319.25	3,319.25	Base rent (09/2019)	3,319.25
C-411736	9/17/2019	09-2019	camrecov	42150000	0.00	78.38	Y/E reconciled CAM (07/2018 - 06/2019)	
Total t0003183 Accelerated Health Systems, LLC,					3,748.25	3,826.63		3,354.25
t0003184 Shanghai Inn, Inc.,								
C-409623	9/1/2019	09-2019	cam-est	42100000	558.00	558.00	CAM monthly est (09/2019)	
C-409624	9/1/2019	09-2019	ins-est	42300000	49.00	49.00	Insur monthly est (09/2019)	49.00
C-409625	9/1/2019	09-2019	rent	40100000	4,425.00	4,425.00	Base rent (09/2019)	4,425.00
					71.00		Prepaid	
C-411737	9/17/2019	09-2019	camrecov	42150000	0.00	122.39	Y/E reconciled CAM (07/2018 - 06/2019)	
Total t0003184 Shanghai Inn, Inc.,					5,103.00	5,154.39		4,474.00
t0003185 St. Louis Band Box Cleaners, Inc.,								
C-409626	9/1/2019	09-2019	cam-est	42100000	101.00	101.00	CAM monthly est (09/2019)	
C-409627	9/1/2019	09-2019	ins-est	42300000	8.00	8.00	Insur monthly est (09/2019)	8.00
C-409628	9/1/2019	09-2019	rent	40100000	699.56	699.56	Base rent (09/2019)	699.56
C-411738	9/17/2019	09-2019	camrecov	42150000	0.00	8.88	Y/E reconciled CAM (07/2018 - 06/2019)	
Total t0003185 St. Louis Band Box Cleaners, Inc.,					808.56	817.44		707.56
t0003186 ACS State & Local Solutions,								
C-409629	9/1/2019	09-2019	cam-est	42100000	805.00	805.00	CAM monthly est (09/2019)	
C-409630	9/1/2019	09-2019	ins-est	42300000	64.00	64.00	Insur monthly est (09/2019)	64.00
C-409631	9/1/2019	09-2019	rent	40100000	4,117.01	4,117.01	Base rent (09/2019)	4,117.01
C-411739	9/17/2019	09-2019	camrecov	42150000	0.00	107.02	Y/E reconciled CAM (07/2018 - 06/2019)	
Total t0003186 ACS State & Local Solutions,					4,986.01	5,093.03		4,181.01
t0003187 FedEx Office and Print Services, Inc.,								
C-409632	9/1/2019	09-2019	cam-est	42100000	743.00	743.00	CAM monthly est (09/2019)	
C-409633	9/1/2019	09-2019	ins-est	42300000	59.00	59.00	Insur monthly est (09/2019)	59.00
C-409634	9/1/2019	09-2019	rent	40100000	4,666.67	4,666.67	Base rent (09/2019)	4,666.67
C-411740	9/17/2019	09-2019	camrecov	42150000	0.00	98.95	Y/E reconciled CAM (07/2018 - 06/2019)	
Total t0003187 FedEx Office and Print Services, Inc.,					5,468.67	5,567.62		4,725.67
t0003188 First Bank,								
C-409635	9/1/2019	09-2019	cam-est	42100000	446.00	446.00	CAM monthly est (09/2019)	
C-409636	9/1/2019	09-2019	ins-est	42300000	36.00	36.00	Insur monthly est (09/2019)	36.00
C-409637	9/1/2019	09-2019	rent	40100000	3,321.79	3,321.79	Base rent (09/2019)	3,321.79
C-411741	9/17/2019	09-2019	camrecov	42150000	0.00	150.73	Y/E reconciled CAM (07/2018 - 06/2019)	
Total t0003188 First Bank,					3,803.79	3,954.52		3,357.79
					23,918.28	24,413.63		20,800.28
					5%			

sgicorp
Amount to remit to Gershman Commercial Real Estate
70700-5620-0000 1,195.91
September 2019 Management Fee