

**PRICE
EDWARDS**
AND COMPANY

**Mercer Street Holdings Two, LLC
Oklahoma City, OK**

**Financial
(Unaudited)**



MERCER STREET HOLDINGS TWO, LLC

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**PRICE EDWARDS & COMPANY
MONTHLY PROJECT REPORT**

MONTH: (December 2019

DATE: 1/13/2020

PROPERTY NAME: Midland Center

MANAGER: Erin Tewell

TOTAL SQUARE FEET: 54,273

INCOME AND EXPENSE INFORMATION

INCOME: \$71,203

<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
\$71,203	\$80,609	(\$9,406)

Total Rent, CAM, Tax, and Insurance reimbursements. All December rent has been received. Rent received was \$9,406 under the budgeted amount because Chipotle, Panera, and Starbucks paid December rent in November.

COMMON AREA EXPENSE: \$15,988

<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
\$15,988	\$6,359	(\$9,629)

Additional Maintenance hours spent replacing photo cells in the alley behind #3315, purchasing supplies to repair retaining wall stones surrounding the large monument sign. \$6,800 spent to repair a main line water leak in the parking lot outside Beverly's.

FIXED EXPENSE: \$9,697

(Real Estate Taxes and Property Insurance)

<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
\$9,697	\$8,444	(\$1,253)

RE Tax paid = \$8,013 v budget = \$6,760; Property Insurance paid = \$1,684 v budget = \$1,684

NON-CAM EXPENSE: \$0

<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
\$0	\$0	\$0

OFFICE & ADMINISTRATIVE: \$1,019

<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
\$1,019	\$0	(\$1,019)

\$1,019 paid in bank service charges and wire fees in the month of November.

LEASING

Occupancy is currently 93.55%. There is one 3,503 SF vacancy.

COLLECTIONS

None

FACILITY ISSUES

October: Roof leaks repaired at conns and Starbucks. Sidewalk repair in front of Chipotle, brick & mortar repair/pintucking behind 3315, and installation of downspouts, all completed in October.

SEPT: Additional pot holes were repaired in the parking lot, new downspouts were hung on the wall facing the alley on bldg 3315, and repairs were made to the monument sign holding Conn's logo.

JULY: Handrails were installed outside of Conn's/Beverly's. Porter service had to be added to the parking lot sweeping contract to manage the amount of trash in the lot and flower beds.

JUNE: Too much rain throughout the month. All vendors are behind on projects. Re-connecting drain spouts, installation of handrail, repair of brick and mortar behind building #3315, and repair of sidewalk concrete have been put off until July.

MAY: Connecting the downspouts from the roof drains to the underground water drainage pipe caused water to back-up during storms and seep into the Conn's store. Downspouts had to be disconnected in order to stop water intrusion.

APRIL: Pothole repair is complete. Missing handicapped sign has been replaced. Graffiti has been painted over.

The additional handrail in front of Beverly's should be added in June, once we have a few days in a row forecasted without any rain.

LEASING STATUS SUMMARY

Midland Center

PERIOD: December 2019 Contractor: Price Edwards & Company Tel: (405) 843-7474
 Property Brokers : Everest Ernst Tel: (405) 239-1250
 George Williams Tel: (405) 239-1270
 Girma Moaning Tel: (405) 239-1244

REPORT DATE: 1/6/2020
 AREA RENTABLE: 53,973 RSF 100.00%
 AREA LEASED: 50,470 RSF 93.51%
 AREA UNLEASED: 3,503 RSF 6.49%

Prospect	Desired Occupancy	RSF	% of Bldg.	Proposed Term(mos)	Proposed Rate/SF	Proposed T.I./SF	Prospect Source	Comments
New Lease Prospects								
Existing Lease Prospects								
Pending Proposals								
TOTAL		-						



Balance Sheet

Mercer Street Holdings Two, LLC-Midland Plaza
December 2019

Account	Balance
ASSETS	
CURRENT ASSETS	
CASH	
Cash-Operating-Bancfirst	30,117.94
Cash-Restricted Depository	5,000.00
Cash-Fifth 3rd Bank	149,823.07
TOTAL CASH	184,941.01
Reserve-Tax	38,874.15
Reserve-Insurance	34,666.69
Reserve-Replacements/Repairs	7,530.98
Reserve-TI/LC	186,438.64
OTHER CURRENT ASSETS	
Prepaid Commissions	30,351.75
Leasing Comm-Accum. Amort.	(1,634.00)
TOTAL OTHER CURRENT ASSETS	28,717.75
TOTAL CURRENT ASSETS	481,169.22
PROPERTY & EQUIPMENT	
Land	895,554.95
Buildings	8,059,994.52
Tenant Improvements	5,394.35
Loan Costs	166,143.48
Building-Accum. Depr	(225,917.66)
TOTAL PROPERTY & EQUIP.	8,901,169.64
Utility Deposits	1,005.00
TOTAL ASSETS	9,383,343.86



Balance Sheet

Mercer Street Holdings Two, LLC-Midland Plaza
December 2019

Account	Balance
LIABILITIES & CAPITAL	
LIABILITIES	
CURRENT LIABILITIES	
Tenant Security Deposits	12,831.00
TOTAL CURRENT LIABILITIES	<u>12,831.00</u>
Mortgage Payable	7,184,654.53
TOTAL LIABILITIES	<u>7,197,485.53</u>
SHAREHOLDERS CAPITAL	
Mercer Street Holdings	1,894,064.29
Tolis Investment Strategies	179,754.18
Retained Earnings	3,000.96
Current Earnings	109,038.90
TOTAL SHAREHOLDERS CAPITAL	<u>2,185,858.33</u>
TOTAL LIABILITIES & CAPITAL	<u>9,383,343.86</u>



Budget Comparison
 Mercer Street Holdings Two, LLC-Midland Plaza
 December 2019

Description	MTD Actual	MTD Budget	\$ Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
INCOME									
RENTAL INCOME									
Base Rent	59,397.39	68,854.00	(9,456.61)	(13.73)	817,574.71	817,088.00	486.71	0.06	817,088.00
TOTAL RENTAL INCOME	59,397.39	68,854.00	(9,456.61)	(13.73)	817,574.71	817,088.00	486.71	0.06	817,088.00
OTHER INCOME									
Interest Income	59.21	0.00	59.21	0.00	62.91	0.00	62.91	0.00	0.00
Misc. Income	0.00	0.00	0.00	0.00	620.80	0.00	620.80	0.00	0.00
TOTAL OTHER INCOME	59.21	0.00	59.21	0.00	683.71	0.00	683.71	0.00	0.00
RECOVERIES									
CAM-Current Year	5,857.00	5,857.00	0.00	0.00	69,024.00	70,284.00	(1,260.00)	(1.79)	70,284.00
RE Tax-Current Year	3,945.00	3,945.00	0.00	0.00	46,482.00	47,535.00	(1,053.00)	(2.22)	47,535.00
Insurance-Current Year	1,953.00	1,953.00	0.00	0.00	23,037.99	23,470.00	(432.01)	(1.84)	23,470.00
CAM-Annual Reimb	0.00	0.00	0.00	0.00	(28,136.28)	(12,169.00)	(15,967.28)	131.21	(12,169.00)
RE Tax-Annual Reimb.	0.00	0.00	0.00	0.00	23,339.75	21,413.00	1,926.75	9.00	21,413.00
Insurance-Annual Reimb.	0.00	0.00	0.00	0.00	123.70	3,054.00	(2,930.30)	(95.95)	3,054.00
TOTAL RECOVERIES	11,755.00	11,755.00	0.00	0.00	133,871.16	153,587.00	(19,715.84)	(12.84)	153,587.00
TOTAL INCOME	71,211.60	80,609.00	(9,397.40)	(11.66)	952,129.58	970,675.00	(18,545.42)	(1.91)	970,675.00
OPERATING EXPENSES									
RECOVERABLE EXPENSE									
COMMON AREA MAINT.									
Repairs & Maint-Payroll	0.00	0.00	0.00	0.00	48.36	0.00	(48.36)	0.00	0.00
Electricity	354.06	450.00	95.94	21.32	5,045.89	5,400.00	354.11	6.56	5,400.00
Water & Sewer	256.27	400.00	143.73	35.93	3,172.92	7,100.00	3,927.08	55.31	7,100.00
Electrical/PL Lamps	23.95	0.00	(23.95)	0.00	2,662.55	3,000.00	337.45	11.25	3,000.00



Budget Comparison

Mercer Street Holdings Two, LLC-Midland Plaza
December 2019

Description	MTD Actual	MTD Budget	\$ Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
Plumbing	6,800.00	0.00	(6,800.00)	0.00	10,114.50	1,000.00	(9,114.50)	(911.45)	1,000.00
Landscaping & Gardening	600.00	1,100.00	500.00	45.45	7,650.00	9,200.00	1,550.00	16.85	9,200.00
Parking Lot Sweep	974.25	975.00	0.75	0.08	13,078.25	11,700.00	(1,378.25)	(11.78)	11,700.00
Snow Removal	0.00	0.00	0.00	0.00	968.83	10,000.00	9,031.17	90.31	10,000.00
R&M CAM	1,246.44	0.00	(1,246.44)	0.00	28,236.97	2,000.00	(26,236.97)	(1,311.85)	2,000.00
Parking Lot Repairs	48.43	0.00	(48.43)	0.00	10,831.58	0.00	(10,831.58)	0.00	0.00
Groundskeeper	925.00	0.00	(925.00)	0.00	3,700.00	0.00	(3,700.00)	0.00	0.00
Security	210.00	210.00	0.00	0.00	2,310.00	2,520.00	210.00	8.33	2,520.00
Signage	185.68	0.00	(185.68)	0.00	4,937.47	0.00	(4,937.47)	0.00	0.00
Fire Line/control	0.00	0.00	0.00	0.00	0.00	500.00	500.00	100.00	500.00
Management Fee	4,364.12	3,224.00	(1,140.12)	(35.36)	37,978.51	39,106.00	1,127.49	2.88	39,106.00
TOTAL CAM	15,988.20	6,359.00	(9,629.20)	(151.43)	130,735.83	91,526.00	(39,209.83)	(42.84)	91,526.00
FIXED EXPENSE									
Real Estate Taxes	8,012.93	6,760.00	(1,252.93)	(18.53)	83,625.85	81,120.00	(2,505.85)	(3.09)	81,120.00
Property Insurance	1,684.37	1,684.33	(0.04)	0.00	23,160.06	20,211.96	(2,948.10)	(14.59)	20,211.96
TOTAL FIXED	9,697.30	8,444.33	(1,252.97)	(14.84)	106,785.91	101,331.96	(5,453.95)	(5.38)	101,331.96
TOTAL RECOVERABLE	25,685.50	14,803.33	(10,882.17)	(73.51)	237,521.74	192,857.96	(44,663.78)	(23.16)	192,857.96
NONRECOVERABLE EXPENSE									
VACANT UNIT EXPENSE									
General Cleaning/Maint.	0.00	0.00	0.00	0.00	0.00	600.00	600.00	100.00	600.00
TOTAL VACANT UNIT	0.00	0.00	0.00	0.00	0.00	600.00	600.00	100.00	600.00
REPAIR & MAINT.(NON-CAM)									
Tenant Bill Backs	0.00	0.00	0.00	0.00	430.95	0.00	(430.95)	0.00	0.00
Plumbing	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00	1,000.00
General Maintenance	0.00	0.00	0.00	0.00	2,767.50	0.00	(2,767.50)	0.00	0.00
Roof Repairs	0.00	0.00	0.00	0.00	2,121.00	1,500.00	(621.00)	(41.40)	1,500.00
TOTAL REPAIR & MAINT (NON-CAM)	0.00	0.00	0.00	0.00	5,319.45	2,500.00	(2,819.45)	(112.78)	2,500.00



Budget Comparison
 Mercer Street Holdings Two, LLC-Midland Plaza
 December 2019

Description	MTD Actual	MTD Budget	\$ Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
SCHEDULED REPAIRS									
OFFICE & ADMINISTRATIVE									
Postage	0.00	0.00	0.00	0.00	48.29	0.00	(48.29)	0.00	0.00
Legal & Professional	0.00	0.00	0.00	0.00	150.00	0.00	(150.00)	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00	11,340.00	0.00	(11,340.00)	0.00	0.00
Licenses, Fees, Misc. Taxes	0.00	0.00	0.00	0.00	0.00	1,425.00	1,425.00	100.00	1,425.00
RE Tax Service Fee	0.00	0.00	0.00	0.00	700.00	0.00	(700.00)	0.00	0.00
Miscellaneous	1,018.89	0.00	(1,018.89)	0.00	8,781.83	6,400.00	(2,381.83)	(37.22)	6,400.00
TOTAL OFFICE & ADMIN.	1,018.89	0.00	(1,018.89)	0.00	21,020.12	7,825.00	(13,195.12)	(168.63)	7,825.00
TOTAL NONRECOVERABLE	1,018.89	0.00	(1,018.89)	0.00	28,339.57	10,925.00	(15,414.57)	(141.09)	10,925.00
TOTAL OPERATING EXPENSE	26,704.39	14,803.33	(11,901.06)	(80.39)	263,861.31	203,782.96	(60,078.35)	(29.48)	203,782.96
NET OPERATING INCOME	44,507.21	65,805.67	(21,298.46)	(32.37)	688,268.27	766,892.04	(78,623.77)	(10.25)	766,892.04
DEPRECIATION & AMORT.									
Amort.-Lease Commissions	506.00	0.00	(506.00)	0.00	1,634.00	0.00	(1,634.00)	0.00	0.00
Depreciation-Building	17,552.50	17,552.50	0.00	0.00	206,666.53	206,666.53	0.00	0.00	206,666.53
TOTAL DEP. & AMORT.	18,058.50	17,552.50	(506.00)	(2.88)	208,300.53	206,666.53	(1,634.00)	(0.79)	206,666.53
INTEREST & OTHER EXPENSE									
Interest-Cantor-Servicer	31,091.89	0.00	(31,091.89)	0.00	370,928.84	0.00	(370,928.84)	0.00	0.00
TOTAL INTEREST/OTHER	31,091.89	0.00	(31,091.89)	0.00	370,928.84	0.00	(370,928.84)	0.00	0.00
NET INCOME	(4,643.18)	48,253.17	(52,896.35)	(109.62)	109,038.90	560,225.51	(451,186.61)	(80.54)	560,225.51



12-Month Income Statement

Mercer Street Holdings Two, LLC-Midland Plaza

For The Period Ending December 2019

	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Total
INCOME													
RENTAL INCOME													
Base Rent	43,965	62,750	67,803	77,110	102,084	26,834	42,028	110,776	67,856	59,025	97,946	59,397	817,575
TOTAL RENTAL INCOME	43,965	62,750	67,803	77,110	102,084	26,834	42,028	110,776	67,856	59,025	97,946	59,397	817,575
OTHER INCOME													
Interest Income							4					59	63
Misc. Income		621											621
TOTAL OTHER INCOME		621					4					59	684
RECOVERIES													
CAM-Current Year	4,597	5,857	5,857	5,857	5,857	5,474	3,981	8,116	5,857	5,857	5,857	5,857	69,024
RE Tax-Current Year	3,087	3,945	3,945	3,945	3,945	3,678	3,678	4,479	3,945	3,945	3,945	3,945	46,482
Insurance-Current Year	1,555	1,818	2,088	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	23,038
CAM-Annual Reimb			(10,872)	(3,197)	(13,339)						(728)		(28,136)
RE Tax-Annual Reimb.			1,927	10,353	10,731		(18,353)	18,353			329		23,340
Insurance-Annual Reimb.			(805)	2,700	(1,572)						(199)		124
TOTAL RECOVERIES	9,239	11,620	2,140	21,611	7,575	11,105	(8,741)	32,901	11,755	11,755	11,157	11,755	133,871
TOTAL INCOME	53,204	74,991	69,944	98,721	109,659	37,939	33,291	143,677	79,611	70,780	109,103	71,212	952,130

OPERATING EXPENSES

RECOVERABLE EXPENSE

COMMON AREA MAINT.

Repairs & Maint-Payroll			48										48
Electricity	396	1,002	354	320	316	234	186	398	403	749	335	354	5,046
Water & Sewer	180	378	256	287	256	264	264	256	256	264	256	256	3,173
Electrical/PL Lamps			617	554	43		513		102	809		24	2,663



12-Month Income Statement

Mercer Street Holdings Two, LLC-Midland Plaza

For The Period Ending December 2019

	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Total
Plumbing				365		2,950						6,800	10,115
Landscaping & Gardening	600	600	600	600	600	600	1,050		1,200	600	600	600	7,650
Parking Lot Sweep	974	974	974	974	974	974	1,437	974	974	1,899	974	974	13,078
Snow Removal			113		833						24		969
R&M CAM			17	5,575	4,306	1,450	362	5,549	486	8,867	378	1,246	28,237
Parking Lot Repairs					7,820		2,698		233	32		48	10,832
Groundskeeper								925	925		925	925	3,700
Security	210		210	210						1,260	210	210	2,310
Signage			22		22				4,076		632	186	4,937
Management Fee	3,101	2,123	3,366	2,798	3,582	4,386	1,518	2,066	4,660	3,184	2,831	4,364	37,979
TOTAL CAM	5,461	5,076	6,578	11,682	18,751	10,859	8,027	10,167	13,316	17,664	7,166	15,988	130,736
FIXED EXPENSE													
Real Estate Taxes	6,760	6,760	6,760	6,760	6,760	6,760	6,760	6,760	6,760	6,760	8,013	8,013	83,626
Property Insurance	4,483	1,833	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	23,160
TOTAL FIXED	11,243	8,593	8,444	8,444	8,444	8,444	8,444	8,444	8,444	8,444	9,697	9,697	106,786
TOTAL RECOVERABLE	16,704	13,670	15,022	20,126	27,196	19,303	16,471	18,612	21,761	26,109	16,863	25,686	237,522
NONRECOVERABLE EXPENSE													
VACANT UNIT EXPENSE													
REPAIR & MAINT.(NON-CAM)													
Tenant Bill Backs									431				431
General Maintenance	90		178		2,100					400			2,768
Roof Repairs	1,125									996			2,121
TOTAL REPAIR & MAINT (NON-CAM)	1,215		178		2,100				431	1,396			5,319
SCHEDULED REPAIRS													
OFFICE & ADMINISTRATIVE													
Postage				48									48
Legal & Professional										150			150



12-Month Income Statement

Mercer Street Holdings Two, LLC-Midland Plaza

For The Period Ending December 2019

	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Total
Accounting Fees					11,340								11,340
RE Tax Service Fee			700										700
Miscellaneous	650	688	654	134	1,102	745	692	739	807	772	780	1,019	8,782
TOTAL OFFICE & ADMIN.	650	688	1,354	182	12,442	745	692	739	807	922	780	1,019	21,020
TOTAL NONRECOVERABLE	1,865	688	1,531	182	14,542	745	692	739	1,238	2,318	780	1,019	26,340
TOTAL OPERATING EXPENSE	18,569	14,357	16,553	20,309	41,738	20,048	17,163	19,351	22,998	28,427	17,644	26,704	263,861
NET OPERATING INCOME	34,634	60,633	53,390	78,412	67,921	17,891	16,128	124,326	56,613	42,353	91,459	44,507	688,268
DEPRECIATION & AMORT.													
Amort.-Lease Commissions								282	282	282	282	506	1,634
Depreciation-Building	17,553	15,854	17,553	16,986	17,553	16,986	17,553	17,553	16,986	17,553	16,986	17,553	206,667
TOTAL DEP. & AMORT.	17,553	15,854	17,553	16,986	17,553	16,986	17,553	17,835	17,268	17,835	17,268	18,059	208,301
INTEREST & OTHER EXPENSE													
Interest-Cantor-Servicer				124,208	31,340	30,297	31,269	31,236	30,196	31,164	30,126	31,092	370,929
Landlord Acquisition/Loan Costs	50,000			(50,000)									0
TOTAL INTEREST/OTHER	50,000			74,208	31,340	30,297	31,269	31,236	30,196	31,164	30,126	31,092	370,929
NET INCOME	(32,918)	44,780	35,838	(12,783)	19,028	(29,392)	(32,694)	75,255	9,149	(6,645)	44,065	(4,643)	109,039



General Ledger
 Mercer Street Holdings Two, LLC-Midland Plaza
 December 2019

Period	Date	Description	Control #	DR	CR	Remarks
1010000 - Cash-Operating-Bancfirst						
						55,274.13
						Beginning Balance
12/19	12/04/19		J-95745	20,000.00		Dec transfer
12/19	12/05/19	Brandon's Plumbing	K-388212	6,800.00		Water line repairs
12/19	12/05/19	Home Depot Credit Services	K-388213	47.86		Retaining wall stones
12/19	12/05/19	Home Depot Credit Services	K-388214	24.38		Retaining wall repairs
12/19	12/05/19	LANDSCAPES PLUS, INC.	K-388218	600.00		Dec landscape
12/19	12/05/19	LOCKE SUPPLY	K-388215	5.50		Bulbs for hall
12/19	12/05/19	Price Edwards & Co	K-388771	881.20		Grounds chk/Supply PU/Lights/Tiles/Meet plumbers
12/19	12/05/19	Price Edwards & Co	K-388846	4,364.12		Management Fees
12/19	12/09/19	Beverly's/Madison Bakery	R-295725	9,395.84		
12/19	12/09/19	Beverly's/Madison Bakery	R-295725	1,493.00		
12/19	12/12/19		J-95535	33,638.63		Record 12/3 LB transfer
12/19	12/12/19	Home Depot Credit Services	K-389188	48.43		Parking lot repairs
12/19	12/12/19	JACK PRATT SCREEN AD CO.	K-389184	185.68		Signage
12/19	12/12/19	RSSM Inc. dba Beverly's Pancake House	K-389185	3,721.85		TI reimbursement
12/19	12/19/19	CITY OF OKLAHOMA CITY	K-389607	256.27		#3315, 10/12-11/8, Acct#250101718876
12/19	12/19/19	LOCKE SUPPLY	K-389610	18.45		Photocell
12/19	12/19/19	MIDLAND LOAN SERVICES,INC	K-389576	7,916.34		Loan #030316239
12/19	12/19/19	MIDLAND LOAN SERVICES,INC	K-389576	31,091.89		Loan #030316239
12/19	12/19/19	MIDLAND LOAN SERVICES,INC	K-389576	8,750.00		Loan #030316239
12/19	12/19/19	MIDLAND LOAN SERVICES,INC	K-389576	2,666.67		Loan #030316239
12/19	12/19/19	MIDLAND LOAN SERVICES,INC	K-389576	910.00		Loan #030316239
12/19	12/19/19	MIDLAND LOAN SERVICES,INC	K-389576	4,548.00		Loan #030316239
12/19	12/19/19	Price Edwards & Co	K-389577	209.20		Grounds chk/Supply pick up/trash PU
12/19	12/30/19		J-95534	7,590.62		Record 12/23 LB transfer
12/19	12/30/19		J-95534	9,544.00		Record 12/27 LB transfer
12/19	12/30/19	MIKE'S SWEEPING COMPANY	K-390037	974.25		Dec sweep
12/19	12/30/19	MIKE'S SWEEPING COMPANY	K-390037	925.00		Dec porter
12/19	12/30/19	OKLAHOMA GAS & ELECTRIC	K-390038	354.06		#3315, 11/15-12/16, Acct#1313050179
12/19	12/30/19	PATRIOT SECURITY & PATROL	K-390043	210.00		Dec security
12/19	12/30/19	Price Edwards & Co	K-390040	33.80		Grounds check
12/19	12/30/19	Price Edwards & Co	K-390034	50.00		Grounds chk/photocell
12/19	12/31/19		J-95747	8,829.67		Record 12/31 LB transfer
12/19	12/31/19		J-95929	55.00		Dec wire fees
				70,491.76	95,647.95	
						30,117.94
						Ending Balance
1011000 - Cash-Restricted Depository						
						5,000.00
						Beginning Balance
12/19	12/03/19	Conn Appliances, Inc. #111	R-296032	25,892.63		
12/19	12/03/19	Conn Appliances, Inc. #111	R-296032	1,555.00		
12/19	12/03/19	Conn Appliances, Inc. #111	R-296032	3,087.00		
12/19	12/03/19	Conn Appliances, Inc. #111	R-296032	3,104.00		
12/19	12/12/19		J-95535		33,638.63	Record 12/3 LB transfer
12/19	12/12/19		J-95535		660.63	Dec bank fee
12/19	12/16/19	Chipotle Mexican Grill of Co.	R-296113		8,250.81	
12/19	12/16/19	Chipotle Mexican Grill of Co.	R-296113	383.00		
12/19	12/16/19	Chipotle Mexican Grill of Co.	R-296113	267.00		
12/19	12/16/19	Chipotle Mexican Grill of Co.	R-296113	135.00		
12/19	12/16/19	Chipotle Mexican Grill of Co.	R-296113	7,465.81		
12/19	12/16/19	Panera Bread	R-296114		10,087.80	
12/19	12/16/19	Panera Bread	R-296114	10,087.80		
12/19	12/16/19	Scholtzsky's Inc. #1079	R-296115	7,975.00		
12/19	12/16/19	Scholtzsky's Inc. #1079	R-296115		9,544.00	



General Ledger
Mercer Street Holdings Two, LLC-Midland Plaza
December 2019

Period	Date	Description	Control #	DR	CR	Remarks
12/19	12/16/19	Scholtzsky's Inc. #1079	R-296115	263.00		
12/19	12/16/19	Scholtzsky's Inc. #1079	R-296115	591.00		
12/19	12/16/19	Scholtzsky's Inc. #1079	R-296115	715.00		
12/19	12/16/19	Starbucks #9723	R-296112	8,667.67		
12/19	12/16/19	Starbucks #9723	R-296112	162.00		
12/19	12/16/19	Starbucks #9723	R-296112		8,829.67	
12/19	12/23/19	Chipotle Mexican Grill of Co.	R-296585	8,251.25		
12/19	12/27/19	Scholtzsky's Inc. #1079	R-296586	9,544.00		
12/19	12/30/19		J-95534		9,544.00	Record 12/27 LB transfer
12/19	12/30/19		J-95534		7,590.62	Record 12/23 LB transfer
12/19	12/31/19		J-95747		8,829.67	Record 12/31 LB transfer
12/19	12/31/19	Starbucks #9723	R-297065	8,829.67		
				96,975.83	96,975.83	5,000.00 Ending Balance
10190000 - Cash-Fifth 3rd Bank						
						129,926.33 Beginning Balance
12/19	12/04/19		J-95745	20,000.00		Dec transfer
12/19	12/31/19		J-95929		103.26	Dec bank fee
				20,000.00	103.26	149,823.07 Ending Balance
13100000 - Prepaid Insurance						
						1,684.37 Beginning Balance
12/19	12/31/19		J-96100		0.04	Adj to actual
12/19	12/31/19		J-95932		1,684.33	Prepaid Insurance
				0.00	1,684.37	0.00 Ending Balance
13510000 - Escrow-Taxes						
						113,750.00 Beginning Balance
12/19	12/19/19	MIDLAND LOAN SERVICES,INC	K-389576	8,750.00		Loan #030316239
12/19	12/31/19	Record 2019 tax pymts thru escrow	J-95930		57,464.84	Acc RETax acct #142752350
12/19	12/31/19	Record 2019 tax pymts thru escrow	J-95930		6,406.76	Acc RETax acct #142752320
12/19	12/31/19	Record 2019 tax pymts thru escrow	J-95930		19,754.25	Acc RETax acct #142752340
				8,750.00	83,625.85	38,874.15 Ending Balance
13520000 - Escrow-Insurance						
						32,000.02 Beginning Balance
12/19	12/19/19	MIDLAND LOAN SERVICES,INC	K-389576	2,666.67		Loan #030316239
				2,666.67	0.00	34,666.69 Ending Balance
13530000 - Escrow-Repairs						
						6,813.32 Beginning Balance
12/19	12/12/19		J-96102		200.00	Record 11/18 reclassification
12/19	12/12/19		J-96102	7.66		Record interest to actual
12/19	12/19/19	MIDLAND LOAN SERVICES,INC	K-389576	910.00		Loan #030316239
				917.66	200.00	7,530.98 Ending Balance
13550000 - TI/LC Reserve						
						181,839.09 Beginning Balance
12/19	12/12/19		J-96102	51.55		Record interest to actual
12/19	12/19/19	MIDLAND LOAN SERVICES,INC	K-389576	4,548.00		Loan #030316239
				4,599.55	0.00	186,438.64 Ending Balance
16010001 - Land						
						895,554.95 Beginning Balance
				0.00	0.00	895,554.95 Ending Balance
16100001 - Building						
						8,059,994.52 Beginning Balance



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 Mercer Street Holdings Two, LLC-Midland Plaza
 December 2019

Period	Date	Description	Control #	DR	CR	Remarks
				<u>0.00</u>	<u>0.00</u>	8,059,994.52 Ending Balance
16300001 - TI - Number 1						
						1,672.50 Beginning Balance
12/19	12/12/19	RSSM Inc. dba Beverly's Pancake House	K-389185	3,721.85		TI reimbursement
				<u>3,721.85</u>	<u>0.00</u>	5,394.35 Ending Balance
16500001 - Lease Commissions						
						30,351.75 Beginning Balance
				<u>0.00</u>	<u>0.00</u>	30,351.75 Ending Balance
16800001 - Capitalized Closing Cost						
						166,143.48 Beginning Balance
				<u>0.00</u>	<u>0.00</u>	166,143.48 Ending Balance
17100000 - Accumulated Depre						
						-208,365.16 Beginning Balance
12/19	12/31/19		J-95932		17,552.50	Monthly Building Depreciation
				<u>0.00</u>	<u>17,552.50</u>	-225,917.66 Ending Balance
17500000 - Accumulated Amort. Lease Comm						
						-1,128.00 Beginning Balance
12/19	12/31/19		J-95932		506.00	Monthly lease amortization
				<u>0.00</u>	<u>506.00</u>	-1,634.00 Ending Balance
18210000 - Utility Deposits						
						1,005.00 Beginning Balance
				<u>0.00</u>	<u>0.00</u>	1,005.00 Ending Balance
21530000 - Accrued Real Estate Taxes						
						-75,612.92 Beginning Balance
12/19	12/31/19		J-95932		8,012.93	Accrue RE Tax
12/19	12/31/19	Record 2019 tax pymts thru escrow	J-95930	57,464.84		Acc RETax acct #142752350
12/19	12/31/19	Record 2019 tax pymts thru escrow	J-95930	6,406.76		Acc RETax acct #142752320
12/19	12/31/19	Record 2019 tax pymts thru escrow	J-95930	19,754.25		Acc RETax acct #142752340
				<u>83,625.85</u>	<u>8,012.93</u>	0.00 Ending Balance
22500000 - Tenant Security Deposits						
						-12,831.00 Beginning Balance
				<u>0.00</u>	<u>0.00</u>	-12,831.00 Ending Balance
26100000 - Mortgage Payable						
						-7,192,570.87 Beginning Balance
12/19	12/19/19	MIDLAND LOAN SERVICES,INC	K-389576	7,916.34		Loan #030316239
				<u>7,916.34</u>	<u>0.00</u>	-7,184,654.53 Ending Balance
30400001 - Mercer Street Holdings						
						-1,894,064.29 Beginning Balance
				<u>0.00</u>	<u>0.00</u>	-1,894,064.29 Ending Balance
30400002 - Tolis Investment Strategies						
						-179,754.18 Beginning Balance
				<u>0.00</u>	<u>0.00</u>	-179,754.18 Ending Balance
31500000 - Retained Earnings						
						-3,000.96 Beginning Balance
				<u>0.00</u>	<u>0.00</u>	-3,000.96 Ending Balance
40100000 - Base Rent						
						-758,177.32 Beginning Balance
12/19	12/03/19	Conn Appliances, Inc. #111	R-296032		25,892.63	



General Ledger
 Mercer Street Holdings Two, LLC-Midland Plaza
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Period	Date	Description	Control #	DR	CR	Remarks
12/19	12/09/19	Beverly's/Madison Bakery	R-295725		9,395.84	
12/19	12/16/19	Chipotle Mexican Grill of Co.	R-296113		7,465.81	
12/19	12/16/19	Chipotle Mexican Grill of Co.	R-296113	8,250.81		
12/19	12/16/19	Panera Bread	R-296114	10,087.80		
12/19	12/16/19	Panera Bread	R-296114		10,087.80	
12/19	12/16/19	Scholtzsky's Inc. #1079	R-296115		7,975.00	
12/19	12/16/19	Scholtzsky's Inc. #1079	R-296115	9,544.00		
12/19	12/16/19	Starbucks #9723	R-296112	8,829.67		
12/19	12/16/19	Starbucks #9723	R-296112		8,667.67	
12/19	12/23/19	Chipotle Mexican Grill of Co.	R-296585		8,251.25	
12/19	12/27/19	Scholtzsky's Inc. #1079	R-296586		9,544.00	
12/19	12/31/19	Starbucks #9723	R-297065		8,829.67	
				36,712.28	96,109.67	-817,574.71 Ending Balance
42560000 - Interest Income						-3.70 Beginning Balance
12/19	12/12/19		J-96102		51.55	Record interest to actual
12/19	12/12/19		J-96102		7.66	Record interest to actual
				0.00	59.21	-62.91 Ending Balance
42620000 - Misc. Income #1						-620.80 Beginning Balance
				0.00	0.00	-620.80 Ending Balance
51100000 - CAM- CY (Retail)						-63,167.00 Beginning Balance
12/19	12/03/19	Conn Appliances, Inc. #111	R-296032		3,104.00	
12/19	12/09/19	Beverly's/Madison Bakery	R-295725		1,493.00	
12/19	12/16/19	Chipotle Mexican Grill of Co.	R-296113		383.00	
12/19	12/16/19	Scholtzsky's Inc. #1079	R-296115		715.00	
12/19	12/16/19	Starbucks #9723	R-296112		162.00	
				0.00	5,857.00	-69,024.00 Ending Balance
51110000 - CAM Annual Reimbursements						28,136.28 Beginning Balance
				0.00	0.00	28,136.28 Ending Balance
51120000 - R.E. TAX - CY (Retail)						-42,537.00 Beginning Balance
12/19	12/03/19	Conn Appliances, Inc. #111	R-296032		3,087.00	
12/19	12/16/19	Chipotle Mexican Grill of Co.	R-296113		267.00	
12/19	12/16/19	Scholtzsky's Inc. #1079	R-296115		591.00	
				0.00	3,945.00	-46,482.00 Ending Balance
51130000 - Retail R.E. Tax Esc - PY						-23,339.75 Beginning Balance
				0.00	0.00	-23,339.75 Ending Balance
51140000 - Insurance-CY (Retail)						-21,084.99 Beginning Balance
12/19	12/03/19	Conn Appliances, Inc. #111	R-296032		1,555.00	
12/19	12/16/19	Chipotle Mexican Grill of Co.	R-296113		135.00	
12/19	12/16/19	Scholtzsky's Inc. #1079	R-296115		263.00	
				0.00	1,953.00	-23,037.99 Ending Balance
51150000 - Retail Ins.-Annual. Reimb.						-123.70 Beginning Balance
				0.00	0.00	-123.70 Ending Balance



General Ledger
 Mercer Street Holdings Two, LLC-Midland Plaza
 December 2019

Period	Date	Description	Control #	DR	CR	Remarks
60310000 - Repairs & Maint. Payroll						
				<u>0.00</u>	<u>0.00</u>	48.36 Beginning Balance
						48.36 Ending Balance
65010000 - Electricity						
12/19	12/30/19	OKLAHOMA GAS & ELECTRIC	K-390038	354.06		#3315, 11/15-12/16, Acct#1313050179
				<u>354.06</u>	<u>0.00</u>	4,691.83 Beginning Balance
						5,045.89 Ending Balance
65020000 - Water & Sewer						
12/19	12/19/19	CITY OF OKLAHOMA CITY	K-389607	256.27		#3315, 10/12-11/8, Acct#250101718876
				<u>256.27</u>	<u>0.00</u>	2,916.65 Beginning Balance
						3,172.92 Ending Balance
65030000 - Electrical						
12/19	12/05/19	LOCKE SUPPLY	K-388215	5.50		Bulbs for hall
12/19	12/19/19	LOCKE SUPPLY	K-389610	18.45		Photocell
				<u>23.95</u>	<u>0.00</u>	2,638.60 Beginning Balance
						2,662.55 Ending Balance
65040000 - Plumbing						
12/19	12/31/19		J-96100	6,800.00		Recls Brandons Plumbing
				<u>6,800.00</u>	<u>0.00</u>	3,314.50 Beginning Balance
						10,114.50 Ending Balance
65050000 - Landscaping & Gardening						
12/19	12/05/19	LANDSCAPES PLUS, INC.	K-388218	600.00		Dec landscape
				<u>600.00</u>	<u>0.00</u>	7,050.00 Beginning Balance
						7,650.00 Ending Balance
65060000 - Parking Lot Sweep						
12/19	12/30/19	MIKE'S SWEEPING COMPANY	K-390037	974.25		Dec sweep
				<u>974.25</u>	<u>0.00</u>	12,104.00 Beginning Balance
						13,078.25 Ending Balance
65070000 - Snow Removal						
				<u>0.00</u>	<u>0.00</u>	968.83 Beginning Balance
						968.83 Ending Balance
65080000 - General						
12/19	12/05/19	Home Depot Credit Services	K-388213	47.86		Retaining wall stones
12/19	12/05/19	Home Depot Credit Services	K-388214	24.38		Retaining wall repairs
12/19	12/05/19	Price Edwards & Co	K-388771	881.20		Grounds chk/Supply PU/Lights/Tiles/Meet plumbers
12/19	12/19/19	Price Edwards & Co	K-389577	209.20		Grounds chk/Supply pick up/trash PU
12/19	12/30/19	Price Edwards & Co	K-390034	50.00		Grounds chk/photocell
12/19	12/30/19	Price Edwards & Co	K-390040	33.80		Grounds check
				<u>1,246.44</u>	<u>0.00</u>	26,990.53 Beginning Balance
						28,236.97 Ending Balance
65090000 - Parking Lot/Sidewalk Repairs						
12/19	12/12/19	Home Depot Credit Services	K-389188	48.43		Parking lot repairs
				<u>48.43</u>	<u>0.00</u>	10,783.15 Beginning Balance
						10,831.58 Ending Balance
65900000 - Groundskeeper						
12/19	12/30/19	MIKE'S SWEEPING COMPANY	K-390037	925.00		Dec porter
				<u>925.00</u>	<u>0.00</u>	2,775.00 Beginning Balance
						3,700.00 Ending Balance
65910000 - Security						



General Ledger
 Mercer Street Holdings Two, LLC-Midland Plaza
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Period	Date	Description	Control #	DR	CR	Remarks
					2,100.00	Beginning Balance
12/19	12/30/19	PATRIOT SECURITY & PATROL	K-390043	210.00		Dec security
				<u>210.00</u>	<u>0.00</u>	
65940000 - Signage					2,310.00	Ending Balance
					4,751.79	Beginning Balance
12/19	12/12/19	JACK PRATT SCREEN AD CO.	K-389184	185.68		Signage
				<u>185.68</u>	<u>0.00</u>	
69100000 - Real Estate Taxes					4,937.47	Ending Balance
					51,588.92	Beginning Balance
12/19	12/31/19		J-95932	5,875.92		RE tax Expense - Main
				<u>5,875.92</u>	<u>0.00</u>	
69160000 - RE Taxes-Tenant Specific					57,464.84	Ending Balance
					24,024.00	Beginning Balance
12/19	12/31/19		J-95932	521.76		RE Tax Expense - Starbucks
12/19	12/31/19		J-95932	1,615.25		RE Tax Expense - Panera/Schlozky
				<u>2,137.01</u>	<u>0.00</u>	
69210000 - Building Insurance					26,161.01	Ending Balance
					21,475.69	Beginning Balance
12/19	12/31/19		J-96100	0.04		Adj to actual
12/19	12/31/19		J-95932	1,684.33		Insurance Expense
				<u>1,684.37</u>	<u>0.00</u>	
70200000 - Tenant Bill Backs					23,160.06	Ending Balance
					430.95	Beginning Balance
				<u>0.00</u>	<u>0.00</u>	
75310000 - Plumbing					430.95	Ending Balance
12/19	12/31/19		J-96100		6,800.00	Recls Brandons Plumbing
12/19	12/31/19		J-95933	6,800.00		Recls Brandons #626465
				<u>6,800.00</u>	<u>6,800.00</u>	
75510000 - General Maintenance					0.00	Ending Balance
					2,767.50	Beginning Balance
				<u>0.00</u>	<u>0.00</u>	
75520000 - Roof Repairs					2,767.50	Ending Balance
					2,121.00	Beginning Balance
				<u>0.00</u>	<u>0.00</u>	
76210000 - Plumbing					2,121.00	Ending Balance
12/19	12/05/19	Brandon's Plumbing	K-388212	6,800.00		Water line repairs
12/19	12/31/19		J-95933		6,800.00	Recls Brandons #626465
				<u>6,800.00</u>	<u>6,800.00</u>	
78740000 - Management Fees					0.00	Ending Balance
					33,614.39	Beginning Balance
12/19	12/05/19	Price Edwards & Co	K-388846	4,364.12		Management Fees
				<u>4,364.12</u>	<u>0.00</u>	
78750000 - Postage					37,978.51	Ending Balance
					48.29	Beginning Balance
				<u>0.00</u>	<u>0.00</u>	
78820000 - Legal & Professional Fees					48.29	Ending Balance
					150.00	Beginning Balance
				<u>0.00</u>	<u>0.00</u>	
					150.00	Ending Balance



General Ledger
 Mercer Street Holdings Two, LLC-Midland Plaza
 December 2019

Period	Date	Description	Control #	DR	CR	Remarks
78830000 - Accounting Fees						
					11,340.00	Beginning Balance
				<u>0.00</u>	<u>0.00</u>	
					11,340.00	Ending Balance
78960000 - Tax Service Fee						
					700.00	Beginning Balance
				<u>0.00</u>	<u>0.00</u>	
					700.00	Ending Balance
78980001 - Miscellaneous						
					7,762.94	Beginning Balance
12/19	12/12/19		J-96102	200.00		Record 11/18 reclassification
12/19	12/12/19		J-95535	660.63		Dec bank fee
12/19	12/31/19		J-95929	55.00		Dec wire fees
12/19	12/31/19		J-95929	103.26		Dec bank fee
				<u>1,018.89</u>	<u>0.00</u>	
					8,781.83	Ending Balance
90100000 - Amort. Expense Lease Comm						
					1,128.00	Beginning Balance
12/19	12/31/19		J-95932	506.00		Monthly lease amortization
				<u>506.00</u>	<u>0.00</u>	
					1,634.00	Ending Balance
91100000 - Depreciation Expense - Building						
					189,114.03	Beginning Balance
12/19	12/31/19		J-95932	17,552.50		Monthly Building Depreciation
				<u>17,552.50</u>	<u>0.00</u>	
					206,666.53	Ending Balance
95100000 - Interest Expense						
					339,836.95	Beginning Balance
12/19	12/19/19	MIDLAND LOAN SERVICES,INC	K-389576	31,091.89		Loan #030316239
				<u>31,091.89</u>	<u>0.00</u>	
					370,928.84	Ending Balance
				<u>425,832.57</u>	<u>425,832.57</u>	

Rent Roll

Property: 15264 From Date: 12/01/2019 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area	Annual Rec. Per Area	Annual Misc Per Area	Security Deposit	LOC Amount/ Bank Guarantee
15264 - Mercer Street Holdings Two, LLC-Midland Plaza,Oklahoma City															
Current Leases															
15264		CAM (used for workorders)	Retail-ns	0.00	01/31/2015		0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15264	3301	Starbucks #9723	Retail-ns	2,000.00	09/22/2005	09/30/2025	241	8,667.67	4.33	104,012.04	52.01	0.97	0.00	0.00	0.00
15264	3315A	Beverly's/Madison Bakery	Retail-ns	4,510.00	07/17/2004	07/31/2024	241	9,395.84	2.08	112,750.08	25.00	3.97	0.00	0.00	0.00
15264	3315B	Conn Appliances, Inc. #111	Retail-ns	31,385.00	10/01/2007	12/31/2022	183	25,892.63	0.83	310,711.56	9.90	2.96	0.00	0.00	0.00
15264	3315D	Chipotle Mexican Grill of Co.	Retail-ns	2,715.00	11/28/2009	11/30/2024	181	7,466.25	2.75	89,595.00	33.00	3.47	0.00	0.00	0.00
15264	3321	Panera Bread	Retail-ns	4,860.00	11/01/1999	10/31/2039	480	10,087.80	2.08	121,053.60	24.91	0.00	0.00	7,831.00	0.00
15264	3323	Scholtzsky's Inc. #1079	Retail-ns	5,300.00	07/01/2000	05/31/2021	251	7,975.00	1.50	95,700.00	18.06	3.55	0.00	5,000.00	0.00
15264	3315E	VACANT		3,503.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Current				54,273.00				69,485.19	1.28	833,822.28	15.36	2.60	0.00	12,831.00	0.00
	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent										
Occupied	6	50,770.00	93.54	69,485.19	833,822.28										
Vacant	1	3,503.00	6.45	0.00	0.00										
Total	7	54,273.00		69,485.19	833,822.28										

Tenancy Schedule I

Property: 15264 As of Date: 12/31/2019 By Property

Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
Mercer Street Holdings Two, LLC-Midland Plaza (15264)		CAM (used for workorders) (t0009342)	Retail-ns	0.00	01/31/2015			5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes						
		Original Lease	Activated	01/31/2015		01/31/2015										
Mercer Street Holdings Two, LLC-Midland Plaza (15264)	3301	Starbucks #9723 (t0009336)	Retail-ns	2,000.00	09/22/2005	09/30/2025	241	14.33	8,667.67	4.33	104,012.04	52.01	0.97	0.00	0.00	0.00
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		rent	Rent	3301	Gross Lease	2,000.00	10/01/2015	09/30/2020	8,667.67	4.33	104,012.04	52.00	0.00	104,012.04		
		rent	Rent	3301	Gross Lease	2,000.00	10/01/2020	09/30/2025	8,833.33	4.41	105,999.96	53.00	0.00	105,999.96		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		rent	Rent	3301	Gross Lease	2,000.00	10/01/2015	09/30/2020	8,667.67	4.33	104,012.04	52.00	0.00	104,012.04		
		cam	CAM	3301	Gross Lease	2,000.00	04/01/2016	09/30/2025	162.00	0.08	1,944.00	0.97	0.00	1,944.00		
	Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes						
		Renewal	Activated	10/01/2015	09/30/2025	10/01/2015	120	2,000.00								
Mercer Street Holdings Two, LLC-Midland Plaza (15264)	3315A	Beverly's/Madison Bakery (t0009337)	Retail-ns	4,510.00	07/17/2004	07/31/2024	241	15.50	9,395.84	2.08	112,750.08	25.00	3.97	0.00	0.00	0.00
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		rent	Rent	3315A	Gross Lease	4,510.00	08/01/2019	07/31/2024	9,395.84	2.08	112,750.08	25.00	0.00	112,750.08		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		cam	CAM	3315A	Gross Lease	4,510.00	08/01/2019	07/31/2024	1,493.00	0.33	17,916.00	3.97	0.00	17,916.00		
		rent	Rent	3315A	Gross Lease	4,510.00	08/01/2019	07/31/2024	9,395.84	2.08	112,750.08	25.00	0.00	112,750.08		
	Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes						
		Renewal	Activated	08/01/2019	07/31/2024	08/01/2019	60	4,510.00								

Tenancy Schedule I

Property: 15264 As of Date: 12/31/2019 By Property

Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
Mercer Street Holdings Two, LLC-Midland Plaza (15264)	3315B	Conn Appliances, Inc. #111 (t0009340)	Retail-ns	31,385.00	10/01/2007	12/31/2022	183	12.25	25,892.63	0.83	310,711.56	9.90	2.96	0.00	0.00	0.00
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		rent	Rent	3315B	Gross Lease	31,385.00	01/01/2019	12/31/2022	25,892.63	0.82	310,711.56	9.90	0.00	310,711.56		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		cam	CAM	3315B	Gross Lease	31,385.00	01/01/2019	12/31/2022	3,104.00	0.09	37,248.00	1.18	0.00	37,248.00		
		ins	CAM	3315B	Gross Lease	31,385.00	01/01/2019	12/31/2022	1,555.00	0.05	18,660.00	0.59	0.00	18,660.00		
		rent	Rent	3315B	Gross Lease	31,385.00	01/01/2019	12/31/2022	25,892.63	0.82	310,711.56	9.90	0.00	310,711.56		
		tax	CAM	3315B	Gross Lease	31,385.00	01/01/2019	12/31/2022	3,087.00	0.09	37,044.00	1.18	0.00	37,044.00		
	Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes						
		Renewal	Activated	01/01/2019	12/31/2022	01/01/2019	48	31,385.00								
Mercer Street Holdings Two, LLC-Midland Plaza (15264)	3315D	Chipotle Mexican Grill of Co. (t0009338)	Retail-ns	2,715.00	11/28/2009	11/30/2024	181	10.17	7,466.25	2.75	89,595.00	33.00	3.47	0.00	0.00	0.00
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		rent	Rent	3315D	Gross Lease	2,715.00	12/01/2019	11/30/2024	7,466.25	2.75	89,595.00	33.00	0.00	89,595.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		cam	CAM	3315D	Gross Lease	2,715.00	12/01/2019	11/30/2024	383.00	0.14	4,596.00	1.69	0.00	4,596.00		
		ins	CAM	3315D	Gross Lease	2,715.00	12/01/2019	11/30/2024	135.00	0.05	1,620.00	0.59	0.00	1,620.00		
		rent	Rent	3315D	Gross Lease	2,715.00	12/01/2019	11/30/2024	7,466.25	2.75	89,595.00	33.00	0.00	89,595.00		
		tax	CAM	3315D	Gross Lease	2,715.00	12/01/2019	11/30/2024	267.00	0.09	3,204.00	1.18	0.00	3,204.00		
	Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes						
		Renewal	Activated	12/01/2019	11/30/2024	12/01/2019	60	2,715.00	1st extended term							
Mercer Street Holdings Two, LLC-Midland Plaza (15264)	3321	Panera Bread (t0009339)	Retail-ns	4,860.00	11/01/1999	10/31/2039	480	20.17	10,087.80	2.08	121,053.60	24.91	0.00	0.00	7,831.00	0.00

Tenancy Schedule I

Property: 15264 As of Date: 12/31/2019 By Property

Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc./Area	Security Deposit Received	LOC Amount/ Bank Guarantee
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		rent	Rent	3321	Gross Lease	4,860.00	11/01/2019	10/31/2024	10,087.80	2.07	121,053.60	24.90	0.00	121,053.60		
		rent	Rent	3321	Gross Lease	4,860.00	11/01/2024	10/31/2029	11,098.30	2.28	133,179.60	27.40	0.00	133,179.60		
		rent	Rent	3321	Gross Lease	4,860.00	11/01/2029	10/31/2034	12,207.70	2.51	146,492.40	30.14	0.00	146,492.40		
		rent	Rent	3321	Gross Lease	4,860.00	11/01/2034	10/31/2039	13,428.47	2.76	161,141.64	33.15	0.00	161,141.64		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		rent	Rent	3321	Gross Lease	4,860.00	11/01/2019	10/31/2024	10,087.80	2.07	121,053.60	24.90	0.00	121,053.60		
	Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes						
		Renewal	Activated	11/01/2019	10/31/2039	11/01/2019	240	4,860.00								
Mercer Street Holdings Two, LLC-Midland Plaza (15264)	3323	Scholtzsky's Inc. #1079 (10009341)	Retail-ns	5,300.00	07/01/2000	05/31/2021	251	19.50	7,975.00	1.50	95,700.00	18.06	3.55	0.00	5,000.00	0.00
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		rent	Rent	3323	Gross Lease	5,300.00	06/01/2016	05/31/2021	7,975.00	1.50	95,700.00	18.05	0.00	95,700.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		cam	CAM	3323	Gross Lease	5,300.00	04/01/2016	05/31/2021	715.00	0.13	8,580.00	1.61	0.00	8,580.00		
		rent	Rent	3323	Gross Lease	5,300.00	06/01/2016	05/31/2021	7,975.00	1.50	95,700.00	18.05	0.00	95,700.00		
		ins	CAM	3323	Gross Lease	5,300.00	01/01/2017	05/31/2021	263.00	0.05	3,156.00	0.59	0.00	3,156.00		
		tax	CAM	3323	Gross Lease	5,300.00	01/01/2017	05/31/2021	591.00	0.11	7,092.00	1.33	0.00	7,092.00		
	Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes						
		Renewal	Activated	07/01/2011	05/31/2021	07/01/2011	119	5,300.00		was set up a 5,000sf - sb 5,300sf						
Mercer Street Holdings Two, LLC-Midland Plaza (15264)	3315E	VACANT		3,503.00												
Occupancy Summary		Area	Percentage													
Occupied Area		50,770.00	93.55													
Vacant Area		3,503.00	6.45													
Total		54,273.00	100.00													

Tenancy Schedule I

Property: 15264 As of Date: 12/31/2019 By Property

Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
Summary by Charge Code		Monthly Amount														
Common Area Maintenance (cam)		5,857.00														
Insurance-cy-Retail (ins)		1,953.00														
Monthly Base Rent (rent)		69,485.19														
Tax Income-Retail (tax)		3,945.00														
Occupancy Summary		Area	Percentage													
Total Occupied Area		50,770.00	93.55													
Total Vacant Area		3,503.00	6.45													
Grand Total		54,273.00	100.00													



Income Register

Mercer Street Holdings Two, LLC-Midland Plaza

December 2019

Check Date	Check #	Charge #	Charge Date	Account	Description	Charge Amount
Mercer Street Holdings Two, LLC-Midland Plaz						
R-295725	t0009337	Beverly's/Madison Bakery				
12/09/2019	9441	560638	12/1/19	51100000	CAM- CY (Retail)	1,493.00
12/09/2019	9441	560639	12/1/19	40100000	Base Rent	9,395.84
						10,888.84
R-296032	t0009340	Conn Appliances, Inc. #111				
12/03/2019	ACH	560647	12/1/19	40100000	Base Rent	25,892.63
12/03/2019	ACH	560645	12/1/19	51100000	CAM- CY (Retail)	3,104.00
12/03/2019	ACH	560646	12/1/19	51140000	Insurance-CY (Retail)	1,555.00
12/03/2019	ACH	560648	12/1/19	51120000	R.E. TAX - CY (Retail)	3,087.00
						33,638.63
R-296112	t0009336	Starbucks #9723				
12/16/2019	AC	560637	12/1/19	40100000	Base Rent	8,667.67
12/16/2019	AC	(99704861)	11/30/19	40150000	Prepaid Rent	-8,829.67
12/16/2019	AC	560636	12/1/19	51100000	CAM- CY (Retail)	162.00
						0.00
R-296113	t0009338	Chipotle Mexican Grill of Co.				
12/16/2019	AC	(99705060)	11/22/19	40150000	Prepaid Rent	-8,250.81
12/16/2019	AC	560642	12/1/19	40100000	Base Rent	7,465.81
12/16/2019	AC	560640	12/1/19	51100000	CAM- CY (Retail)	383.00
12/16/2019	AC	560643	12/1/19	51120000	R.E. TAX - CY (Retail)	267.00
12/16/2019	AC	560641	12/1/19	51140000	Insurance-CY (Retail)	135.00
						0.00
R-296114	t0009339	Panera Bread				
12/16/2019	AC	(99704840)	11/30/19	40150000	Prepaid Rent	-10,087.80
12/16/2019	AC	560644	12/1/19	40100000	Base Rent	10,087.80
						0.00
R-296115	t0009341	Scholtzsky's Inc. #1079				
12/16/2019	AC	(99704865)	11/30/19	40150000	Prepaid Rent	-9,544.00
12/16/2019	AC	560651	12/1/19	40100000	Base Rent	7,975.00
12/16/2019	AC	560652	12/1/19	51120000	R.E. TAX - CY (Retail)	591.00
12/16/2019	AC	560649	12/1/19	51100000	CAM- CY (Retail)	715.00
12/16/2019	AC	560650	12/1/19	51140000	Insurance-CY (Retail)	263.00
						0.00
R-296585	t0009338	Chipotle Mexican Grill of Co.				
12/23/2019	ACH	(99702317)	1/17/20	40150000	Prepaid Rent	8,251.25
R-296586	t0009341	Scholtzsky's Inc. #1079				
12/27/2019	ACH	(99702316)	1/17/20	40150000	Prepaid Rent	9,544.00
R-297065	t0009336	Starbucks #9723				
12/31/2019	ACH	(99702318)	1/17/20	40150000	Prepaid Rent	8,829.67



Income Register

Mercer Street Holdings Two, LLC-Midland Plaza

December 2019

Check Date	Check #	Charge #	Charge Date	Account	Description	Charge Amount	
						Total	71,152.39
						Total	71,152.39

Unapplied Checks

Check Date	Check #	Property	Tenant	Amount on Check
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Totals by Account

40100000	Base Rent	69,484.75
40150000	Prepaid Rent	-10,087.36
51100000	CAM- CY (Retail)	5,857.00
51120000	R.E. TAX - CY (Retail)	3,945.00
51140000	Insurance-CY (Retail)	1,953.00

Aging Detail

DB Caption: Price Edwards & Company Property: 15264 Age As Of: 12/31/2019 Post To: 12/2019

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
Mercer Street Holdings Two, LLC-Midland Plaza (15264)														
Chipotle Mexican Grill of Co. (t0009338)														
15264	Chipotle Mexican Grill of Co.		Current	R-290555	Prepay	08/12/2019	08/2019	0.00	0.00	0.00	0.00	0.00	-0.09	-0.09
15264	Chipotle Mexican Grill of Co.		Current	C-553886	billback	09/19/2019	09/2019	430.95	0.00	0.00	0.00	430.95	0.00	430.95
15264	Chipotle Mexican Grill of Co.		Current	C-560642	rent	12/01/2019	12/2019	0.44	0.44	0.00	0.00	0.00	0.00	0.44
15264	Chipotle Mexican Grill of Co.		Current	R-296585	Prepay	12/23/2019	12/2019	0.00	0.00	0.00	0.00	0.00	-8,251.25	-8,251.25
	Chipotle Mexican Grill of Co.							431.39	0.44	0.00	0.00	430.95	-8,251.34	-7,819.95
Conn Appliances, Inc. #111 (t0009340)														
15264	Conn Appliances, Inc. #111		Current	C-536689	rtax	03/13/2019	03/2019	0.01	0.00	0.00	0.00	0.01	0.00	0.01
	Conn Appliances, Inc. #111							0.01	0.00	0.00	0.00	0.01	0.00	0.01
Scholtzsky's Inc. #1079 (t0009341)														
15264	Scholtzsky's Inc. #1079		Current	R-296586	Prepay	12/27/2019	12/2019	0.00	0.00	0.00	0.00	0.00	-9,544.00	-9,544.00
	Scholtzsky's Inc. #1079							0.00	0.00	0.00	0.00	0.00	-9,544.00	-9,544.00
Starbucks #9723 (t0009336)														
15264	Starbucks #9723		Current	C-527485	prepay	12/01/2016	11/2018	-39.86	0.00	0.00	0.00	-39.86	0.00	-39.86
15264	Starbucks #9723		Current	C-527667	prepay	11/30/2018	11/2018	-0.01	0.00	0.00	0.00	-0.01	0.00	-0.01
15264	Starbucks #9723		Current	R-297065	Prepay	12/31/2019	12/2019	0.00	0.00	0.00	0.00	0.00	-8,829.67	-8,829.67
	Starbucks #9723							-39.87	0.00	0.00	0.00	-39.87	-8,829.67	-8,869.54
15264								391.53	0.44	0.00	0.00	391.09	-26,625.01	-26,233.48
Grand Total								391.53	0.44	0.00	0.00	391.09	-26,625.01	-26,233.48

Userld : xqrao_CommLive Date : 1/17/2020 Time : 2:08 PM

Receivable Detail by Charge Code

Property = Mercer Street Holdings Two, LLC-Midland Plaza (15264)

Date Range = 12/2019 - 12/2019

Charge Number	Charge Code	Charge Notes	Post Month	Prior Balance	Current Charges	Receipt Date	Receipt Number	Receipt Amount	Balance
3301	t0009336	Starbucks #9723,	Current						
C-527485	prepay	carry over ppd balance	11/2018	-39.86	0.00			0.00	-39.86
C-527667	prepay	ppd Dec. Rent	11/2018	-0.01	0.00			0.00	-0.01
C-560636	cam	Common Area Maintenance (12/2019)	12/2019	0.00	162.00	12/16/2019	R-296112	162.00	0.00
C-560637	rent	Monthly Base Rent (12/2019)	12/2019	0.00	8,667.67	12/16/2019	R-296112	8,667.67	0.00
R-295139		(Prepayment)	12/2019	-8,829.67	0.00	12/16/2019	R-296112	-8,829.67	0.00
R-297065		(Prepayment)	12/2019	0.00	0.00	12/31/2019	R-297065	8,829.67	-8,829.67
				-8,869.54	8,829.67			8,829.67	-8,869.54
3315A	t0009337	Beverly's/Madison Bakery,	Current						
C-560638	cam	Common Area Maintenance (12/2019)	12/2019	0.00	1,493.00	12/09/2019	R-295725	1,493.00	0.00
C-560639	rent	Monthly Base Rent (12/2019)	12/2019	0.00	9,395.84	12/09/2019	R-295725	9,395.84	0.00
				0.00	10,888.84			10,888.84	0.00
3315B	t0009340	Conn Appliances, Inc. #111,	Current						
C-536689	rtax	Tax-pr. yr.-Retail (01/2018 - 12/2018)	3/2019	0.01	0.00			0.00	0.01
C-560645	cam	Common Area Maintenance (12/2019)	12/2019	0.00	3,104.00	12/03/2019	R-296032	3,104.00	0.00
C-560646	ins	Insurance-cy-Retail (12/2019)	12/2019	0.00	1,555.00	12/03/2019	R-296032	1,555.00	0.00
C-560647	rent	Monthly Base Rent (12/2019)	12/2019	0.00	25,892.63	12/03/2019	R-296032	25,892.63	0.00
C-560648	tax	Tax Income-Retail (12/2019)	12/2019	0.00	3,087.00	12/03/2019	R-296032	3,087.00	0.00
				0.01	33,638.63			33,638.63	0.01
3315D	t0009338	Chipotle Mexican Grill of Co.,	Current						
R-290555		(Prepayment)	8/2019	-0.09	0.00	08/12/2019	R-290555	0.00	-0.09
C-553886	billback	Chk HVAC/Roof leaks 6.63hrs	9/2019	430.95	0.00			0.00	430.95
C-560640	cam	Common Area Maintenance (12/2019)	12/2019	0.00	383.00	12/16/2019	R-296113	383.00	0.00
C-560641	ins	Insurance-cy-Retail (12/2019)	12/2019	0.00	135.00	12/16/2019	R-296113	135.00	0.00
C-560642	rent	Monthly Base Rent (12/2019)	12/2019	0.00	7,466.25	12/16/2019	R-296113	7,465.81	0.44
C-560643	tax	Tax Income-Retail (12/2019)	12/2019	0.00	267.00	12/16/2019	R-296113	267.00	0.00
R-294940		(Prepayment)	12/2019	-8,250.81	0.00	12/16/2019	R-296113	-8,250.81	0.00
R-296585		(Prepayment)	12/2019	0.00	0.00	12/23/2019	R-296585	8,251.25	-8,251.25
				-7,819.95	8,251.25			8,251.25	-7,819.95
3321	t0009339	Panera Bread,	Current						
C-560644	rent	Monthly Base Rent (12/2019)	12/2019	0.00	10,087.80	12/16/2019	R-296114	10,087.80	0.00

Receivable Detail by Charge Code

Property = Mercer Street Holdings Two, LLC-Midland Plaza (15264)

Date Range = 12/2019 - 12/2019

Charge Number	Charge Code	Charge Notes	Post Month	Prior Balance	Current Charges	Receipt Date	Receipt Number	Receipt Amount	Balance
3321	t0009339	Panera Bread,	Current						
R-295160		(Prepayment)	12/2019	-10,087.80	0.00	12/16/2019	R-296114	-10,087.80	0.00
				-10,087.80	10,087.80			0.00	0.00
3323	t0009341	Scholtzsky's Inc. #1079,	Current						
C-560649	cam	Common Area Maintenance (12/2019)	12/2019	0.00	715.00	12/16/2019	R-296115	715.00	0.00
C-560650	ins	Insurance-cy-Retail (12/2019)	12/2019	0.00	263.00	12/16/2019	R-296115	263.00	0.00
C-560651	rent	Monthly Base Rent (12/2019)	12/2019	0.00	7,975.00	12/16/2019	R-296115	7,975.00	0.00
C-560652	tax	Tax Income-Retail (12/2019)	12/2019	0.00	591.00	12/16/2019	R-296115	591.00	0.00
R-295135		(Prepayment)	12/2019	-9,544.00	0.00	12/16/2019	R-296115	-9,544.00	0.00
R-296586		(Prepayment)	12/2019	0.00	0.00	12/27/2019	R-296586	9,544.00	-9,544.00
				-9,544.00	9,544.00			9,544.00	-9,544.00
Resident = 6		Property Total		-36,321.28	81,240.19			71,152.39	-26,233.48
		Grand Total		-36,321.28	81,240.19			71,152.39	



Check Register

Mercer Street Holdings Two, LLC-Midland Plaza

1

December 2019

Check #	Check Date		Vendor	Total Amount
Midland-Operating				
300154	12/5/19	bpl60	Brandon's Plumbing	6,800.00
300155	12/5/19	chi02	Price Edwards & Co	5,245.32
300156	12/5/19	hde01	Home Depot Credit Services	72.24
300157	12/5/19	lpl47	LANDSCAPES PLUS, INC.	600.00
300158	12/5/19	lsu24	LOCKE SUPPLY	5.50
300159	12/12/19	hde01	Home Depot Credit Services	48.43
300160	12/12/19	jps05	JACK PRATT SCREEN AD CO.	185.68
300161	12/12/19	rbp12	RSSM Inc. dba Beverly's Pancake House	3,721.85
300162	12/19/19	chi02	Price Edwards & Co	209.20
300163	12/19/19	coc26	CITY OF OKLAHOMA CITY	256.27
300164	12/19/19	lsu24	LOCKE SUPPLY	18.45
300165	12/19/19	mls77	MIDLAND LOAN SERVICES,INC	55,882.90
300166	12/30/19	chi02	Price Edwards & Co	83.80
300167	12/30/19	msc83	MIKE'S SWEEPING COMPANY	1,899.25
300168	12/30/19	oge24	OKLAHOMA GAS & ELECTRIC	354.06
300169	12/30/19	psp01	PATRIOT SECURITY & PATROL	210.00
				75,592.95
				75,592.95



Expense Distribution

Mercer Street Holdings Two, LLC-Midland Plaza

December 2019

1

Property	Account / Description	Vendor	Control	Invoice	Total	Check #	Date	Notes
13510000	Escrow #1 Tax							
15264	mls77 MIDLAND LOAN SERVICES,INC		P-389576	030316239 012020	8,750.00	300165	12/19/19	Loan #030316239
13520000	Escrow #2 Insurance							
15264	mls77 MIDLAND LOAN SERVICES,INC		P-389576	030316239 012020	2,666.67	300165	12/19/19	Loan #030316239
13530000	Escrow #3 Other							
15264	mls77 MIDLAND LOAN SERVICES,INC		P-389576	030316239 012020	910.00	300165	12/19/19	Loan #030316239
13550000	Escrow #5							
15264	mls77 MIDLAND LOAN SERVICES,INC		P-389576	030316239 012020	4,548.00	300165	12/19/19	Loan #030316239
16300001	TI - Number 1							
15264	rbp12 RSSM Inc. dba Beverly's Pancake House		P-389185	TI-Reimb	3,721.85	300161	12/12/19	TI reimbursement
26100000	Mortgage Payable							
15264	mls77 MIDLAND LOAN SERVICES,INC		P-389576	030316239 012020	7,916.34	300165	12/19/19	Loan #030316239
65010000	Electricity							
15264	oge24 OKLAHOMA GAS & ELECTRIC		P-390038	1313050179 121619	354.06	300168	12/30/19	#3315, 11/15-12/16, Acct#131:
65020000	Water & Sewer							
15264	coc26 CITY OF OKLAHOMA CITY		P-389607	250101718876 110819	256.27	300163	12/19/19	#3315, 10/12-11/8, Acct#25010
65030000	Electrical							
15264	lsu24 LOCKE SUPPLY		P-389610	38930382-00	18.45	300164	12/19/19	Photocell
15264	lsu24 LOCKE SUPPLY		P-388215	38807363-00	5.50	300158	12/5/19	Bulbs for hall
					23.95			
65050000	Landscaping & Gardening							
15264	lpl47 LANDSCAPES PLUS, INC.		P-388218	123563	600.00	300157	12/5/19	Dec landscape
65060000	Parking Lot Sweep							
15264	mhc83 MIKE'S SWEEPING COMPANY		P-390037	3519	974.25	300167	12/30/19	Dec sweep
65080000	General							
15264	chi02 Price Edwards & Co		P-390034	ENG121319 15264H	50.00	300166	12/30/19	Grounds chk/photocell
15264	chi02 Price Edwards & Co		P-390040	ENG122019 15264H	33.80	300166	12/30/19	Grounds check
15264	chi02 Price Edwards & Co		P-388771	ENG112219 15264	881.20	300155	12/5/19	Grounds chk/Supply PU/Lights/T
15264	hde01 Home Depot Credit Services		P-388213	8162912	47.86	300156	12/5/19	Retaining wall stones
15264	hde01 Home Depot Credit Services		P-388214	8051218	24.38	300156	12/5/19	Retaining wall repairs
15264	chi02 Price Edwards & Co		P-389577	ENG120619 15264	209.20	300162	12/19/19	Grounds chk/Supply pick up/tr:
					1,246.44			
65090000	Parking Lot Repairs							
15264	hde01 Home Depot Credit Services		P-389188	5052652	48.43	300159	12/12/19	Parking lot repairs
65900000	Groundskeeper							
15264	mhc83 MIKE'S SWEEPING COMPANY		P-390037	3519	925.00	300167	12/30/19	Dec porter
65910000	Security							
15264	psp01 PATRIOT SECURITY & PATROL		P-390043	4444	210.00	300169	12/30/19	Dec security
65940000	Signage							
15264	jps05 JACK PRATT SCREEN AD CO.		P-389184	281653	185.68	300160	12/12/19	Signage
76210000	Plumbing							
15264	bpl60 Brandon's Plumbing		P-388212	626465	6,800.00	300154	12/5/19	Water line repairs
78740000	Management Fees							
15264	chi02 Price Edwards & Co		P-388846	1100040865-1	4,364.12	300155	12/5/19	Management Fees



Expense Distribution

Mercer Street Holdings Two, LLC-Midland Plaza

December 2019

1

Property	Account / Description	Vendor	Control	Invoice	Total	Check #	Date	Notes
95100000	Interest Expense - 1st Mort.							
15264	mls77 MIDLAND LOAN SERVICES,INC		P-389576	030316239 012020	31,091.89	300165	12/19/19	Loan #030316239
					<u>75,592.95</u>			

20Journal Entry Register

Property=15264 AND mm/yy=12/2019-12/2019

Control	Batch #	Reference	Book	Date	Period	Notes	Property	Account	Account Name	Debit	Credit	Remarks
										0.00	0.00	

Midland-Operating
Bank Reconciliation Report
12/31/2019
4005215662

1/10/2020

Posted by: amyrecon on 1/10/2020

Balance Per Bank Statement as of 12/31/2019 **32,665.05**
Outstanding Checks

Check Date	Check Number	Payee	Amount
12/30/2019	300166	chi02 - Price Edwards & Co	83.80
12/30/2019	300167	msc83 - MIKE'S SWEEPING COMPANY	1,899.25
12/30/2019	300168	oge24 - OKLAHOMA GAS & ELECTRIC	354.06
12/30/2019	300169	psp01 - PATRIOT SECURITY & PATROL	210.00
Less:	Outstanding Checks		2,547.11
	Reconciled Bank Balance		<u>30,117.94</u>

Balance per GL as of 12/31/2019 **30,117.94**
Reconciled Balance Per G/L **30,117.94**

Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) **0.00**

PO BOX 26788
 OKLAHOMA CITY, OK 73126-0788
 (405) 272-8862



**24-Hour
 Automated
 Account Information**
 (405) 495-2489

To Oklahoma & YouSM

430 1 AV 0.380 *0000430
 MERCER STREET HOLDINGS TWO LLC
 DBA MIDLAND PLAZA
 C/O PRICE EDWARDS & COMPANY LLC
 210 PARK AVE STE 700
 OKLAHOMA CITY OK 73102-5600



PAGE 1

ACCOUNT NUMBER	4005215662
STATEMENT DATE	12/31/19

**Don't-Limit-Your-Dreams
 LOAN SALE**

MEMBER FDIC

With approved credit.

SMALL BUSINESS A/A

Beginning Balance	12/01/19	55,484.13
Deposits / Misc Credits	5	70,491.76
Withdrawals / Misc Debits	19	93,310.84
** Ending Balance	12/31/19	32,665.05 **

Service Charge	.00
Enclosures	14

DEPOSITS

Date	Deposits	Withdrawals	Activity Description
12/03	33,638.63		Wire WELLS FARGO NA -
12/09	10,888.84		DEPOSIT
12/23	7,590.62		Wire WELLS FARGO NA -
12/27	9,544.00		Wire WELLS FARGO NA -
12/31	8,829.67		Wire WELLS FARGO NA -

OTHER DEBITS

Date	Deposits	Withdrawals	Activity Description
12/03		10.00	INCOMING WIRE FEE
12/04		20,000.00 ✓	Wire BANCFIRST OKC - ROSEMONT SOUTH BC 847-653-2100
12/04		15.00	OUTGOING WIRE FEE
12/23		10.00	INCOMING WIRE FEE
12/27		10.00	INCOMING WIRE FEE
12/31		10.00	INCOMING WIRE FEE

Continued on Reverse



8002-00000



BancFirst CHECKING DEPOSIT CASH (including coin) 10,888.84

Date: 12-9-19
Name: MERCER ST Holding TWO

ACCOUNT NUMBER: 4005215662

SUBTOTAL: 10,888.84
TOTAL: 10,888.84

12/09/2019 781 69 4100005
4005215662 \$ 10,888.04

Deposit Date: 12/9/2019 Amount: \$10888.84

Mercer Street Holdings Two, LLC BancFirst Operating Account 300153
c/o Price Edwards & Co., Managing Agent
210 Park Ave, Suite 700
Oklahoma City, OK 73128
103003632

TO THE ORDER OF: PATRIOT SECURITY & PATROL
11/28/2019 \$210.00*****
PO BOX 311
OKLAHOMA CITY, OK 73101

James J. Fiedler

Number: 300153 Date: 12/31/2019 Amount: \$210.00

Mercer Street Holdings Two, LLC BancFirst Operating Account 300154
c/o Price Edwards & Co., Managing Agent
210 Park Ave, Suite 700
Oklahoma City, OK 73128
103003632

TO THE ORDER OF: Brandon's Plumbing
17450 S. Sooner Road
Norman, OK 73071

12/05/2019 \$6,800.00***

James J. Fiedler

Number: 300154 Date: 12/12/2019 Amount: \$6800.00

Mercer Street Holdings Two, LLC BancFirst Operating Account 300155
c/o Price Edwards & Co., Managing Agent
210 Park Ave, Suite 700
Oklahoma City, OK 73128
103003632

TO THE ORDER OF: Price Edwards & Co
210 Park Ave
Suite 700
Oklahoma City, OK 73102

12/05/2019 \$5,245.32***

James J. Fiedler

Number: 300155 Date: 12/12/2019 Amount: \$5245.32

Mercer Street Holdings Two, LLC BancFirst Operating Account 300156
c/o Price Edwards & Co., Managing Agent
210 Park Ave, Suite 700
Oklahoma City, OK 73128
103003632

TO THE ORDER OF: Home Depot Credit Services
Dept 32-2500530807
PO Box 78047
Phoenix, AZ 85062-8047

12/05/2019 \$72.24*****

James J. Fiedler

Number: 300156 Date: 12/11/2019 Amount: \$72.24

Mercer Street Holdings Two, LLC BancFirst Operating Account 300157
c/o Price Edwards & Co., Managing Agent
210 Park Ave, Suite 700
Oklahoma City, OK 73128
103003632

TO THE ORDER OF: LANDSCAPES PLUS, INC.
PO Box 58018
Oklahoma City, OK 73157-8018

12/05/2019 \$600.00*****

James J. Fiedler

Number: 300157 Date: 12/10/2019 Amount: \$600.00

Mercer Street Holdings Two, LLC BancFirst Operating Account 300158
c/o Price Edwards & Co., Managing Agent
210 Park Ave, Suite 700
Oklahoma City, OK 73128
103003632

TO THE ORDER OF: LOCKE SUPPLY
P.O. BOX 24980
OKLAHOMA CITY, OK 73124

12/05/2019 \$5.50*****

James J. Fiedler

Number: 300158 Date: 12/10/2019 Amount: \$5.50

Mercer Street Holdings Two, LLC BancFirst Operating Account 300159
c/o Price Edwards & Co., Managing Agent
210 Park Ave, Suite 700
Oklahoma City, OK 73128
103003632

TO THE ORDER OF: Home Depot Credit Services
Dept 32-2500530807
PO Box 78047
Phoenix, AZ 85062-8047

12/12/2019 \$48.43*****

James J. Fiedler

Number: 300159 Date: 12/18/2019 Amount: \$48.43

Mercer Street Holdings Two, LLC BancFirst Operating Account 300160
c/o Price Edwards & Co., Managing Agent
210 Park Ave, Suite 700
Oklahoma City, OK 73128
103003632

TO THE ORDER OF: JACK PRATT SCREEN AD CO.
409 NE 40TH STREET
OKLAHOMA CITY, OK 731053728

12/12/2019 \$185.68*****

James J. Fiedler

Number: 300160 Date: 12/19/2019 Amount: \$185.68

Mercer Street Holdings Two, LLC BancFirst Operating Account 300161
c/o Price Edwards & Co., Managing Agent
210 Park Ave, Suite 700
Oklahoma City, OK 73128
103003632

TO THE ORDER OF: RSSM Inc. c/o Beverly's Pancake House
Attn: Renee Masoudy
3315 NW Expressway, Suite A
Oklahoma City, OK 73112

12/12/2019 \$3,721.85***

James J. Fiedler

Number: 300161 Date: 12/18/2019 Amount: \$3721.85

restricted depository

1/10/2020

Bank Reconciliation Report

12/31/2019

4753618750

Posted by: amyrecon on 1/10/2020

Balance Per Bank Statement as of 12/31/2019	5,000.00
Reconciled Bank Balance	<u>5,000.00</u>
Balance per GL as of 12/31/2019	5,000.00
Reconciled Balance Per G/L	<u>5,000.00</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

Cleared Items:

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
12/12/2019	32		33,638.63	12/31/2019
12/30/2019	33		17,795.25	12/31/2019
Total Cleared Deposits			<u>51,433.88</u>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/12/2019	JE 95535		-34,299.26	12/31/2019
12/30/2019	JE 95534		-17,134.62	12/31/2019
12/31/2019	JE 95747		-8,829.67	12/31/2019
Total Cleared Other Items			<u>-60,263.55</u>	

WellsOne® Account

Account number: 4753618750 ■ December 1, 2019 - December 31, 2019 ■ Page 1 of 2



MERCER STREET HOLDINGS TWO LLC
FBO CANTOR (DACA)
447 BROADWAY FL 3
NEW YORK NY 10013-2562

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

WellsOne® Account

Account number	Beginning balance	Total credits	Total debits	Ending balance
4753618750	\$5,000.00	\$60,263.55	-\$60,263.55	\$5,000.00

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	12/03	33,638.63	Conn's Appliance Conn's App 191202 216486 Mercer Street Holdings
	12/23	8,251.25	Chipgril Payments 191223 1501435 Mercer Street Holdings
	12/27	9,544.00	Focus Brands AP Payment 191226 53469 Mercer Street Holding
	12/31	8,829.67	Starbucks Coffee 1010860274 1010860274 Mercer Street Holdings
		\$60,263.55	Total electronic deposits/bank credits
		\$60,263.55	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	12/03	33,638.63	WT Fed#02411 Bancfirst /Ftr/Bnf=Mercer Street Holdings Two LLC Srf# Trn#191203031957 Rfb#
	12/11	660.63	Client Analysis Svc Chrg 191210 Svc Chge 1119 000004753618750
	12/23	7,590.62	WT Fed#07679 Bancfirst /Ftr/Bnf=Mercer Street Holdings Two LLC Srf# Trn#191223069528 Rfb#
	12/27	9,544.00	WT Fed#03077 Bancfirst /Ftr/Bnf=Mercer Street Holdings Two LLC Srf# Trn#191227034721 Rfb#
	12/31	8,829.67	WT Fed#04114 Bancfirst /Ftr/Bnf=Mercer Street Holdings Two LLC Srf# Trn#191231040147 Rfb#
		\$60,263.55	Total electronic debits/bank debits
		\$60,263.55	Total debits



Daily ledger balance summary

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
11/30	5,000.00	12/11	4,339.37	12/27	5,000.00
12/03	5,000.00	12/23	5,000.00	12/31	5,000.00
Average daily ledger balance		\$4,744.27			

WellsOne® Account

Account number: 4753618750 ■ December 1, 2019 - December 31, 2019 ■ Page 1 of 2

WELLS
FARGO

MERCER STREET HOLDINGS TWO LLC
FBO CANTOR (DACA)
447 BROADWAY FL 3
NEW YORK NY 10013-2562

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

WellsOne® Account

Account number	Beginning balance	Total credits	Total debits	Ending balance
4753618750	\$5,000.00	\$60,263.55	-\$60,263.55	\$5,000.00

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	12/03	33,638.63	Conn's Appliance Conn's App 191202 216486 Mercer Street Holdings
	12/23	8,251.25	Chipgril Payments 191223 1501435 Mercer Street Holdings
	12/27	9,544.00	Focus Brands AP Payment 191226 53469 Mercer Street Holding
	12/31	8,829.67	Starbucks Coffee 1010860274 1010860274 Mercer Street Holdings
		\$60,263.55	Total electronic deposits/bank credits
		\$60,263.55	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	12/03	33,638.63	WT Fed#02411 Bancfirst /Ftr/Bnf=Mercer Street Holdings Two LLC Srf# Trn#191203031957 Rfb#
	12/11	660.63	Client Analysis Svc Chrg 191210 Svc Chge 1119 000004753618750
	12/23	7,590.62	WT Fed#07679 Bancfirst /Ftr/Bnf=Mercer Street Holdings Two LLC Srf# Trn#191223069528 Rfb#
	12/27	9,544.00	WT Fed#03077 Bancfirst /Ftr/Bnf=Mercer Street Holdings Two LLC Srf# Trn#191227034721 Rfb#
	12/31	8,829.67	WT Fed#04114 Bancfirst /Ftr/Bnf=Mercer Street Holdings Two LLC Srf# Trn#191231040147 Rfb#
		\$60,263.55	Total electronic debits/bank debits
		\$60,263.55	Total debits



Daily ledger balance summary

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
11/30	5,000.00	12/11	4,339.37	12/27	5,000.00
12/03	5,000.00	12/23	5,000.00	12/31	5,000.00
Average daily ledger balance		\$4,744.27			



(CHICAGO)
P.O. BOX 630900 CINCINNATI OH 45263-0900



MERCER STREET HOLDINGS TWO LLC
447 BROADWAY
FL 3
NEW YORK NY 10013-2562



0

3855

Statement Period Date: 12/1/2019 - 12/31/2019

Account Type: COMM'L 53 ANALYZED

Account Number: 1370058475

Banking Center: Rosemont South Bc

Banking Center Phone: 847-653-2100

Commercial Client Services: 866-475-0729

Account Summary - 1370058475

12/01	Beginning Balance	\$129,926.33	Number of Days in Period	31
	Checks			
1	Withdrawals / Debits	\$(103.26)		
1	Deposits / Credits	\$20,000.00		
12/31	Ending Balance	\$149,823.07		

Withdrawals / Debits

1 item totaling \$103.26

Date	Amount	Description
12/12	103.26 ✓	SERVICE CHARGE

Deposits / Credits

1 item totaling \$20,000.00

Date	Amount	Description
12/04	20,000.00	INCOMING WIRE TRANS 120419

Daily Balance Summary

Date	Amount	Date	Amount
12/04	149,926.33	12/12	149,823.07