

**PRICE
EDWARDS**
AND COMPANY

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

**Financial
(Unaudited)**



MERCER STREET HOLDINGS TWO, LLC

FINANCIAL STATEMENT TABLE OF CONTENTS

1. MONTHLY PROJECT REPORT
2. LEASING ACTIVITY REPORT
3. BALANCE SHEET
4. BUDGET COMPARISON
5. 12-MONTH INCOME STATEMENT
6. GENERAL LEDGER
7. RENT ROLL SUMMARY
8. RENT ROLL DETAIL
9. INCOME REGISTER
10. AGED RECEIVABLES REPORT
11. RECEIVABLE DETAIL
12. CHECK REGISTER
13. EXPENSE DISTRIBUTION
14. JOURNAL ENTRY
15. BANK RECONCILIATION AND STATEMENT

**PRICE EDWARDS & COMPANY
MONTHLY PROJECT REPORT**

MONTH: December 2021
PROPERTY NAME: Midland Center
TOTAL SQUARE FEET: 54,273

DATE: 1/7/2022
MANAGER: Erin Langston

INCOME AND EXPENSE INFORMATION

INCOME: \$104,618.04

<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
\$104,618	\$81,406	\$23,212

Total Rent, CAM, Tax, and Insurance reimbursements. Schlotzsky's, Panera and Chipotle pre-paid rent in December. Beve owes December 2021 rent and has P2P in Jan 2022.

COMMON AREA EXPENSE: \$41,637.14

<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
\$41,637	\$6,940	(\$34,697)

Chipotle exterior painting and Starbuck's pavement repairs

FIXED EXPENSE: \$19,551.69

(Real Estate Taxes and Property Insurance)

<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
(\$19,552)	\$9,711	\$29,263

RE Tax paid = \$11,053 v budget = \$7,503; Property Insurance refund of \$33,755.70

NON-CAM EXPENSE: \$0

<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
\$0	\$250	\$1,250

OFFICE & ADMINISTRATIVE: \$818.31

<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
\$818	\$790	(\$28)

\$818.31 paid in bank service charges, wire fees, and Yardi software fees for the month.

Property Name: Midland Center

Date: January 6, 2022

Period: December 2021

Price Edwards and Co. Office:(405) 843-7474

Everest Ernst Direct: (405) 239-1250

George Williams Direct: (405) 239-1270

Girma Moaning Direct: (405) 239-1244

Aaron Diehl Direct: (405) 239-1255

Prospect	Broker Initials	RSF	Proposed Term (mos)	Proposed Rate/SF	Comments
New Lease Prospects					
The Gatsby - Night club/bar	AD	3,500	60 Months	\$10-\$12/NNN	Prospect toured twice in December. We have a third tour schedule for the first part of January to take measurements. Tenant has representation and has indicated their goal is to submit an offer mid-month. 1/6/22
Local Women's Clothing Boutique	AD	3,500	48 month	\$8/NNN	Tenant inquired on retail sites close to highway that did not have the best visibility. Not sure of tenant's qualifications but their ideal timeline is to be open by March or April 2022. Tour is scheduled for 12/9/21. 12/8/21. Tenant secured another location 1/6/22
All Star Comics	AD	3,500		\$8/NNN	Contacted Tenant about relocating. Expressed some interest in the site but had some reservations about visibility. No tour schedule yet. 11/8/21 No response from Tenant 12/8/21. No response from tenant 1/6/22
Med Center	GM	3,500	60 Months	\$6/NNN	Tenant toured and liked the location but based on their contractor's feedback, chose another space that was nearly move in ready. 1/6/22

TOTAL:

Quarterly Marketing Overview

Loopnet/Costar Update

PEC Web

Broker/Tenant/Client Push Marketing

Tenant Marketing List

Direct Mail

Chainlinks/TCN distribution



Balance Sheet

Mercer Street Holdings Two, LLC-Midland Plaza
December 2021

Account	Balance
ASSETS	
CURRENT ASSETS	
CASH	
Cash-Operating-Bancfirst	260,808.75
Cash-Restricted Depository	48,203.06
Cash-Fifth 3rd Bank	184,542.10
TOTAL CASH	<u>493,553.91</u>
Reserve-Tax	10,814.45
Reserve-Insurance	21,346.46
Reserve-Replacements/Repairs	28,213.26
Reserve-TI/LC	291,068.41
OTHER CURRENT ASSETS	
Prepaid Insurance	2,513.00
Prepaid Commissions	30,351.75
Leasing Comm-Accum. Amort.	(13,778.00)
TOTAL OTHER CURRENT ASSETS	<u>19,086.75</u>
TOTAL CURRENT ASSETS	<u>864,083.24</u>
PROPERTY & EQUIPMENT	
Land	900,917.71
Buildings	8,108,259.37
Tenant Improvements	38,921.80
Loan Costs	166,143.48
Building-Accum. Depr	(639,250.72)
TOTAL PROPERTY & EQUIP.	<u>8,574,991.64</u>
Utility Deposits	1,005.00
TOTAL ASSETS	<u>9,440,079.88</u>



Balance Sheet

Mercer Street Holdings Two, LLC-Midland Plaza
December 2021

Account	Balance
LIABILITIES & CAPITAL	
LIABILITIES	
CURRENT LIABILITIES	
Tenant Security Deposits	12,831.00
TOTAL CURRENT LIABILITIES	<u>12,831.00</u>
Mortgage Payable	6,979,332.69
TOTAL LIABILITIES	<u>6,992,163.69</u>
SHAREHOLDERS CAPITAL	
Mercer Street Holdings	1,910,257.74
Tolis Investment Strategies	181,291.72
Retained Earnings	222,042.38
Current Earnings	134,324.35
TOTAL SHAREHOLDERS CAPITAL	<u>2,447,916.19</u>
TOTAL LIABILITIES & CAPITAL	<u>9,440,079.88</u>



Budget Comparison
 Mercer Street Holdings Two, LLC-Midland Plaza
 December 2021

Description	MTD Actual	MTD Budget	\$ Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
INCOME									
RENTAL INCOME									
Base Rent	93,786.94	69,650.85	24,136.09	34.65	790,266.02	769,268.63	20,997.39	2.73	769,268.63
TOTAL RENTAL INCOME	93,786.94	69,650.85	24,136.09	34.65	790,266.02	769,268.63	20,997.39	2.73	769,268.63
OTHER INCOME									
RECOVERIES									
CAM-Current Year	4,364.00	5,857.00	(1,493.00)	(25.49)	68,819.95	70,284.00	(1,464.05)	(2.08)	70,284.00
RE Tax-Current Year	4,514.10	3,945.00	569.10	14.43	54,436.19	47,340.00	7,096.19	14.99	47,340.00
Insurance-Current Year	1,953.00	1,953.00	0.00	0.00	23,571.00	23,436.00	135.00	0.58	23,436.00
CAM-Annual Reimb	0.00	0.00	0.00	0.00	(12,705.09)	13,262.50	(25,967.59)	(195.80)	13,262.50
RE Tax-Annual Reimb.	0.00	0.00	0.00	0.00	34,283.91	29,101.21	5,182.70	17.81	29,101.21
Insurance-Annual Reimb.	0.00	0.00	0.00	0.00	(5,972.16)	0.00	(5,972.16)	0.00	0.00
TOTAL RECOVERIES	10,831.10	11,755.00	(923.90)	(7.86)	162,433.80	183,423.71	(20,989.91)	(11.44)	183,423.71
TOTAL INCOME	104,618.04	81,405.85	23,212.19	28.51	952,699.82	952,692.34	7.48	0.00	952,692.34
OPERATING EXPENSES									
RECOVERABLE EXPENSE									
UTILITIES-Office & Tenant Specific									
COMMON AREA MAINT.									
Electricity	335.39	350.00	14.61	4.17	4,438.26	4,370.00	(68.26)	(1.56)	4,370.00
Water & Sewer	287.64	300.00	12.36	4.12	5,295.35	4,425.00	(870.35)	(19.67)	4,425.00
Electrical/PL Lamps	0.00	100.00	100.00	100.00	2,564.85	400.00	(2,164.85)	(541.21)	400.00
Plumbing	0.00	0.00	0.00	0.00	285.00	0.00	(285.00)	0.00	0.00
Landscaping & Gardening	9,332.00	600.00	(8,732.00)	(1,455.33)	16,432.00	10,200.00	(6,232.00)	(61.10)	10,200.00
Parking Lot Sweep	974.25	974.25	0.00	0.00	11,690.75	11,691.00	0.25	0.00	11,691.00



Budget Comparison

Mercer Street Holdings Two, LLC-Midland Plaza
December 2021

Description	MTD Actual	MTD Budget	\$ Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
Snow Removal	0.00	0.00	0.00	0.00	3,267.00	1,000.00	(2,267.00)	(226.70)	1,000.00
R&M CAM	1,190.23	225.00	(965.23)	(428.99)	8,452.59	2,700.00	(5,752.59)	(213.06)	2,700.00
Parking Lot Repairs	12,329.00	0.00	(12,329.00)	0.00	12,660.64	1,500.00	(11,160.64)	(744.04)	1,500.00
Powerwashing	0.00	0.00	0.00	0.00	500.00	300.00	(200.00)	(66.67)	300.00
Painting	13,700.00	0.00	(13,700.00)	0.00	13,700.00	0.00	(13,700.00)	0.00	0.00
Groundskeeper	925.00	925.00	0.00	0.00	11,289.20	11,100.00	(189.20)	(1.70)	11,100.00
Security	210.00	210.00	0.00	0.00	2,520.00	2,520.00	0.00	0.00	2,520.00
Pest Control	0.00	0.00	0.00	0.00	275.00	0.00	(275.00)	0.00	0.00
Signage	0.00	0.00	0.00	0.00	30.37	0.00	(30.37)	0.00	0.00
Roof Maint./Gutter/Awnings	0.00	0.00	0.00	0.00	747.00	3,000.00	2,253.00	75.10	3,000.00
Management Fee	2,353.63	3,256.23	902.60	27.72	34,398.07	38,107.71	3,709.64	9.73	38,107.71
TOTAL CAM	41,637.14	6,940.48	(34,696.66)	(499.92)	128,546.08	91,313.71	(37,232.37)	(40.77)	91,313.71
FIXED EXPENSE									
Real Estate Taxes	11,053.01	7,502.50	(3,550.51)	(47.32)	93,580.51	90,030.00	(3,550.51)	(3.94)	90,030.00
Property Insurance	(30,604.70)	2,208.00	32,812.70	1,486.08	4,056.30	26,496.00	22,439.70	84.69	26,496.00
TOTAL FIXED	(19,551.69)	9,710.50	29,262.19	301.35	97,636.81	116,526.00	18,889.19	16.21	116,526.00
TOTAL RECOVERABLE	22,085.45	16,650.98	(5,434.47)	(32.64)	226,182.89	207,839.71	(18,343.18)	(8.83)	207,839.71
NONRECOVERABLE EXPENSE									
VACANT UNIT EXPENSE									
REPAIR & MAINT.(NON-CAM)									
General Maintenance	0.00	250.00	250.00	100.00	471.52	3,000.00	2,528.48	84.28	3,000.00
Roof Repairs	0.00	0.00	0.00	0.00	3,050.00	4,000.00	950.00	23.75	4,000.00
TOTAL REPAIR & MAINT (NON-CAM)	0.00	250.00	250.00	100.00	3,521.52	7,000.00	3,478.48	49.69	7,000.00
SCHEDULED REPAIRS									
OFFICE & ADMINISTRATIVE									
Miscellaneous	818.31	790.00	(28.31)	(3.58)	17,366.53	13,587.73	(3,778.80)	(27.81)	13,587.73
TOTAL OFFICE & ADMIN.	818.31	790.00	(28.31)	(3.58)	17,366.53	13,587.73	(3,778.80)	(27.81)	13,587.73



Budget Comparison
 Mercer Street Holdings Two, LLC-Midland Plaza
 December 2021

Description	MTD Actual	MTD Budget	\$ Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
TOTAL NONRECOVERABLE	818.31	1,040.00	221.69	21.32	20,888.05	20,587.73	(300.32)	(1.46)	20,587.73
TOTAL OPERATING EXPENSE	22,903.76	17,690.98	(5,212.78)	(29.47)	247,070.94	228,427.44	(18,643.50)	(8.16)	228,427.44
NET OPERATING INCOME	81,714.28	63,714.87	17,999.41	28.25	705,628.88	724,264.90	(18,636.02)	(2.57)	724,264.90
DEPRECIATION & AMORT.									
Amort.-Lease Commissions	506.00	506.00	0.00	0.00	6,072.00	6,072.00	0.00	0.00	6,072.00
Depreciation-Building	17,552.50	17,552.50	0.00	0.00	206,666.53	210,630.00	3,963.47	1.88	210,630.00
TOTAL DEP. & AMORT.	18,058.50	18,058.50	0.00	0.00	212,738.53	216,702.00	3,963.47	1.83	216,702.00
INTEREST & OTHER EXPENSE									
Interest-Cantor-Servicer	29,237.75	31,000.00	1,762.25	5.68	358,266.00	372,000.00	13,734.00	3.69	372,000.00
Partnership Costs	0.00	0.00	0.00	0.00	300.00	11,175.00	10,875.00	97.32	11,175.00
TOTAL INTEREST/OTHER	29,237.75	31,000.00	1,762.25	5.68	358,566.00	383,175.00	24,609.00	6.42	383,175.00
NET INCOME	34,418.03	14,656.37	19,761.66	134.83	134,324.35	124,387.90	9,936.45	7.99	124,387.90



12-Month Income Statement

Mercer Street Holdings Two, LLC-Midland Plaza

For The Period Ending December 2021

	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Total
INCOME													
RENTAL INCOME													
Base Rent	29,575	47,275	50,716	83,702	43,455	71,057	80,509	61,195	60,672	121,806	46,517	93,787	790,266
TOTAL RENTAL INCOME	29,575	47,275	50,716	83,702	43,455	71,057	80,509	61,195	60,672	121,806	46,517	93,787	790,266
OTHER INCOME													
RECOVERIES													
CAM-Current Year	4,364	7,350	5,857	5,857	4,393	5,079	6,635	4,364	4,364	10,336	5,857	4,364	68,820
RE Tax-Current Year	3,945	3,945	3,945	3,945	7,057	5,105	3,923	4,514	4,514	4,514	4,514	4,514	54,436
Insurance-Current Year	1,953	1,953	1,953	1,953	2,088	2,216	1,690	1,953	1,953	1,953	1,953	1,953	23,571
CAM-Annual Reimb			(6,729)	1,402	(250)	(7,129)							(12,705)
RE Tax-Annual Reimb.			18,104		7,574	8,606							34,284
Insurance-Annual Reimb.			(3,259)		675	(3,389)							(5,972)
TOTAL RECOVERIES	10,262	13,248	19,871	13,157	21,538	10,489	12,248	10,831	10,831	16,803	12,324	10,831	162,434
TOTAL INCOME	39,837	60,523	70,587	96,860	64,993	81,546	92,757	72,026	71,503	138,609	58,841	104,618	952,700

OPERATING EXPENSES

RECOVERABLE EXPENSE

UTILITIES-Office & Tenant Specific

COMMON AREA MAINT.

Electricity	383	330	326	351	346	446	475	373	363	392	319	335	4,438
Water & Sewer	478	545	280	623	471	441	446	462	429	482	350	288	5,295
Electrical/PL Lamps			395					2,170					2,565
Plumbing								285					285
Landscaping & Gardening	600	600	600	600	600	600	1,100	600	600	600	600	9,332	16,432
Parking Lot Sweep	974		974	1,949	974	974	974	974	974		1,948	974	11,691



12-Month Income Statement

Mercer Street Holdings Two, LLC-Midland Plaza

For The Period Ending December 2021

	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Total
Snow Removal		3,267											3,267
R&M CAM	35		1,631	927	675	2,378	165	634	28	178	610	1,190	8,453
Parking Lot Repairs	16				(16)		332					12,329	12,661
Powerwashing				500									500
Painting												13,700	13,700
Groundskeeper	925		925	1,850	925	925	1,114	925	925		1,850	925	11,289
Security		210	210	420	210	210	210	210	210	210	210	210	2,520
Pest Control				275									275
Signage				30									30
Roof Maint./Gutter/Awnings						747							747
Management Fee	1,685	1,594	2,421	2,420	3,874	2,600	2,858	3,710	2,881	2,457	5,544	2,354	34,398
TOTAL CAM	5,097	6,546	7,761	9,945	8,060	9,321	7,674	10,344	6,410	4,319	11,432	41,637	128,546
FIXED EXPENSE													
Real Estate Taxes	7,503	7,503	7,503	7,503	7,503	7,503	7,503	7,503	7,503	7,503	7,503	11,053	93,581
Property Insurance	3,151	3,151	3,151	3,151	3,151	3,151	3,151	3,151	3,151	3,151	3,151	(30,605)	4,056
TOTAL FIXED	10,654	10,654	10,654	10,654	10,654	10,654	10,654	10,654	10,654	10,654	10,654	(19,552)	97,637
TOTAL RECOVERABLE	15,750	17,199	18,415	20,599	18,714	19,975	18,328	20,997	17,063	14,972	22,085	22,085	226,183
NONRECOVERABLE EXPENSE													
VACANT UNIT EXPENSE													
REPAIR & MAINT.(NON-CAM)													
General Maintenance		222	249										472
Roof Repairs											3,050		3,050
TOTAL REPAIR & MAINT (NON-CAM)		222	249								3,050		3,522
SCHEDULED REPAIRS													
OFFICE & ADMINISTRATIVE													
Miscellaneous	4,368	1,550	1,492	1,589	1,535	1,433	1,436	653	1,016	721	755	818	17,367
TOTAL OFFICE & ADMIN.	4,368	1,550	1,492	1,589	1,535	1,433	1,436	653	1,016	721	755	818	17,367



12-Month Income Statement

Mercer Street Holdings Two, LLC-Midland Plaza

For The Period Ending December 2021

	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Total
TOTAL NONRECOVERABLE	4,368	1,773	1,741	1,589	1,535	1,433	1,436	653	1,016	721	3,805	818	20,888
TOTAL OPERATING EXPENSE	20,119	18,972	20,156	22,188	20,249	21,408	19,764	21,650	18,079	15,693	25,891	22,904	247,071
NET OPERATING INCOME	19,719	41,551	50,431	74,672	44,744	60,139	72,993	50,376	53,424	122,916	32,950	81,714	705,629
DEPRECIATION & AMORT.													
Amort.-Lease Commissions	506	506	506	506	506	506	506	506	506	506	506	506	6,072
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.	18,059	16,360	18,059	17,492	18,059	17,492	18,059	18,059	17,492	18,059	17,492	18,059	212,739
INTEREST & OTHER EXPENSE													
Interest-Cantor-Servicer	30,645	30,609	27,614	30,523	29,503	30,445	29,427	30,367	30,330	29,315	30,250	29,238	358,266
Partnership Costs											300		300
TOTAL INTEREST/OTHER	30,645	30,609	27,614	30,523	29,503	30,445	29,427	30,367	30,330	29,315	30,550	29,238	358,566
NET INCOME	(28,985)	(5,418)	4,758	26,657	(2,817)	12,201	25,507	1,951	5,602	75,543	(15,092)	34,418	134,324



General Ledger
 Mercer Street Holdings Two, LLC-Midland Plaza
 December 2021

Period	Date	Description	Control #	DR	CR	Remarks
10100000 - Cash-Operating-Bancfirst						
						294,081.62
						Beginning Balance
12/21	12/06/21		J-110934	52,355.29		Dec mortgage pymt
12/21	12/09/21	A & B Paving Maintenance, Inc.	K-432842	12,329.00		Concrete repair
12/21	12/09/21	LandCare USA, LLC	K-432840	7,432.00		Flowerbed renovation
12/21	12/09/21	LandCare USA, LLC	K-432841	1,900.00		Removal/stump grinding
12/21	12/09/21	Price Edwards & Co	K-433424	32.80		11/20-11/26 grounds chks/trash
12/21	12/09/21	Price Edwards & Co	K-432981	74.63		Dec yardi fee
12/21	12/09/21	Price Edwards & Co	K-433339	2,353.63		Management Fees
12/21	12/13/21		J-111517	43,203.06		12/7 transfer
12/21	12/16/21	CITY OF OKLAHOMA CITY	K-433909	287.64		#3315, 10/9-11/8, Acct#250101718876
12/21	12/16/21	MIKE'S SWEEPING COMPANY	K-433908	925.00		Dec sweep/grounds
12/21	12/16/21	MIKE'S SWEEPING COMPANY	K-433908	974.25		Dec sweep/grounds
12/21	12/16/21	PATRIOT SECURITY & PATROL	K-433910	210.00		Dec security
12/21	12/16/21	Price Edwards & Co	K-433911	35.20		11/27-12/3 grounds chk/debris removal
12/21	12/21/21		J-111515	17,611.98		12/21 transfer
12/21	12/30/21	Home Depot Credit Services	K-434723	333.51		Fence repairs
12/21	12/30/21	Home Depot Credit Services	K-434747	55.52		Barrier fence
12/21	12/30/21	OKLAHOMA GAS & ELECTRIC	K-434746	335.39		#3315, 11/16-12/15, Acct#1313050179
12/21	12/30/21	Price Edwards & Co	K-434748	693.20		12/11-12/17 grounds chk/trash/temp fence
12/21	12/30/21	Price Edwards & Co	K-434721	40.00		12/4-12/10 grounds chk
12/21	12/31/21		J-111667	20.00		Dec wire fees
12/21	12/31/21		J-111667	0.85		Dec bank fee
12/21	12/31/21	Conn Appliances, Inc. #111	K-421929	1,911.05		Refunding Q-613767
12/21	12/31/21	Conn Appliances, Inc. #111	K-421929	1,911.05		Refunding Q-613767
12/21	12/31/21	Sooner Business Park	K-435310	13,700.00		Ext painting
				62,726.09	95,998.96	
						260,808.75
						Ending Balance
10110000 - Cash-Restricted Depository						
						5,000.00
						Beginning Balance
12/21	12/01/21	Chipotle Mexican Grill of Co.	R-332218	7,466.25		
12/21	12/01/21	Chipotle Mexican Grill of Co.	R-332218	135.00		
12/21	12/01/21	Chipotle Mexican Grill of Co.	R-332218	267.00		
12/21	12/01/21	Chipotle Mexican Grill of Co.	R-332218	383.00		
12/21	12/01/21	Chipotle Mexican Grill of Co.	R-332218		8,251.25	
12/21	12/01/21	Conn Appliances, Inc. #111	R-332912	3,104.00		
12/21	12/01/21	Conn Appliances, Inc. #111	R-332912	1,555.00		
12/21	12/01/21	Conn Appliances, Inc. #111	R-332912	3,087.00		
12/21	12/01/21	Conn Appliances, Inc. #111	R-332912	25,892.63		
12/21	12/01/21	Scholtzsky's Inc. #1079	R-332219	263.00		
12/21	12/01/21	Scholtzsky's Inc. #1079	R-332219	8,391.67		
12/21	12/01/21	Scholtzsky's Inc. #1079	R-332219	715.00		
12/21	12/01/21	Scholtzsky's Inc. #1079	R-332219	591.00		
12/21	12/01/21	Scholtzsky's Inc. #1079	R-332219		9,960.67	
12/21	12/01/21	Starbucks #9723	R-332913	8,833.33		
12/21	12/01/21	Starbucks #9723	R-332913	569.10		
12/21	12/01/21	Starbucks #9723	R-332913	162.00		
12/21	12/13/21		J-111517		599.94	Dec bank fee
12/21	12/13/21		J-111517		43,203.06	12/7 transfer
12/21	12/20/21	Panera Bread	R-333556	10,087.80		
12/21	12/20/21	Panera Bread	R-333556		10,087.80	
12/21	12/20/21	Scholtzsky's Inc. #1079	R-334001	9,960.67		
12/21	12/21/21		J-111515		17,611.98	12/21 transfer
12/21	12/21/21	Chipotle Mexican Grill of Co.	R-334002	8,251.25		



General Ledger
 Mercer Street Holdings Two, LLC-Midland Plaza
 December 2021

Period	Date	Description	Control #	DR	CR	Remarks
12/21	12/31/21	Conn Appliances, Inc. #111	R-334201	33,638.63		
12/21	12/31/21	Starbucks #9723	R-334202	9,564.43		
				132,917.76	89,714.70	48,203.06 Ending Balance
10190000 - Cash-Fifth 3rd Bank						
						150,909.29 Beginning Balance
12/21	12/14/21		J-111383	33,755.70		Ins refund
12/21	12/31/21		J-111667		122.89	Dec bank fee
				33,755.70	122.89	184,542.10 Ending Balance
13100000 - Prepaid Insurance						
						5,664.00 Beginning Balance
12/21	12/31/21		J-111669		3,151.00	Prepaid Insurance
				0.00	3,151.00	2,513.00 Ending Balance
13510000 - Escrow-Taxes						
						98,651.16 Beginning Balance
12/21	12/06/21		J-110934	5,743.80		Dec mortgage pymt
12/21	12/20/21		J-111414		64,607.72	RETax #142752350
12/21	12/20/21		J-111414		7,115.62	RETax #142752320
12/21	12/20/21		J-111414		21,857.17	RETax #142752340
				5,743.80	93,580.51	10,814.45 Ending Balance
13520000 - Escrow-Insurance						
						19,201.20 Beginning Balance
12/21	12/06/21		J-110934	2,145.26		Dec mortgage pymt
				2,145.26	0.00	21,346.46 Ending Balance
13530000 - Escrow-Repairs						
						27,303.26 Beginning Balance
12/21	12/06/21		J-110934	910.00		Dec mortgage pymt
				910.00	0.00	28,213.26 Ending Balance
13550000 - TI/LC Reserve						
						286,520.41 Beginning Balance
12/21	12/06/21		J-110934	4,548.00		Dec mortgage pymt
				4,548.00	0.00	291,068.41 Ending Balance
16010001 - Land						
						900,917.71 Beginning Balance
				0.00	0.00	900,917.71 Ending Balance
16100001 - Building						
						8,108,259.37 Beginning Balance
				0.00	0.00	8,108,259.37 Ending Balance
16300001 - TI - Number 1						
						38,921.80 Beginning Balance
				0.00	0.00	38,921.80 Ending Balance
16500001 - Lease Commissions						
						30,351.75 Beginning Balance
				0.00	0.00	30,351.75 Ending Balance
16800001 - Capitalized Closing Cost						
						166,143.48 Beginning Balance
				0.00	0.00	166,143.48 Ending Balance
17100000 - Accumulated Depre						
						-621,698.22 Beginning Balance
12/21	12/31/21		J-111669		17,552.50	Monthly Building Depreciation



General Ledger
 Mercer Street Holdings Two, LLC-Midland Plaza
 December 2021

Period	Date	Description	Control #	DR	CR	Remarks
				0.00	17,552.50	-639,250.72 Ending Balance
17500000 - Accumulated Amort. Lease Comm						
						-13,272.00 Beginning Balance
12/21	12/31/21		J-111669		506.00	Monthly lease amortization
				0.00	506.00	-13,778.00 Ending Balance
18210000 - Utility Deposits						
						1,005.00 Beginning Balance
				0.00	0.00	1,005.00 Ending Balance
21530000 - Accrued Real Estate Taxes						
						-82,527.50 Beginning Balance
12/21	12/20/21		J-111414	64,607.72		RETax #142752350
12/21	12/20/21		J-111414	7,115.62		RETax #142752320
12/21	12/20/21		J-111414	21,857.17		RETax #142752340
12/21	12/20/21		J-111414		3,550.51	2021 RETax true-up
12/21	12/31/21		J-111669		7,502.50	Accrue RE Tax
				93,580.51	11,053.01	0.00 Ending Balance
22500000 - Tenant Security Deposits						
						-12,831.00 Beginning Balance
				0.00	0.00	-12,831.00 Ending Balance
22520000 - Clearing Tenant Deposit						
12/21	12/31/21	Conn Appliances, Inc. #111	K-421929		1,911.05	Refunding Q-613767
12/21	12/31/21	Conn Appliances, Inc. #111	K-421929	1,911.05		Refunding Q-613767
				1,911.05	1,911.05	0.00 Ending Balance
26100000 - Mortgage Payable						
						-6,989,103.17 Beginning Balance
12/21	12/06/21		J-110934	9,770.48		Dec mortgage pymt
				9,770.48	0.00	-6,979,332.69 Ending Balance
30400001 - Mercer Street Holdings						
						-1,910,257.74 Beginning Balance
				0.00	0.00	-1,910,257.74 Ending Balance
30400002 - Tolis Investment Strategies						
						-181,291.72 Beginning Balance
				0.00	0.00	-181,291.72 Ending Balance
31500000 - Retained Earnings						
						-222,042.38 Beginning Balance
				0.00	0.00	-222,042.38 Ending Balance
40100000 - Base Rent						
						-696,479.08 Beginning Balance
12/21	12/01/21	Chipotle Mexican Grill of Co.	R-332218		7,466.25	
12/21	12/01/21	Chipotle Mexican Grill of Co.	R-332218	8,251.25		
12/21	12/01/21	Conn Appliances, Inc. #111	R-332912		25,892.63	
12/21	12/01/21	Scholtzsky's Inc. #1079	R-332219		8,391.67	
12/21	12/01/21	Scholtzsky's Inc. #1079	R-332219	9,960.67		
12/21	12/01/21	Starbucks #9723	R-332913		8,833.33	
12/21	12/20/21	Panera Bread	R-333556		10,087.80	
12/21	12/20/21	Panera Bread	R-333556	10,087.80		
12/21	12/20/21	Scholtzsky's Inc. #1079	R-334001		9,960.67	
12/21	12/21/21	Chipotle Mexican Grill of Co.	R-334002		8,251.25	
12/21	12/31/21	Conn Appliances, Inc. #111	R-334201		33,638.63	
12/21	12/31/21	Starbucks #9723	R-334202		9,564.43	



General Ledger
 Mercer Street Holdings Two, LLC-Midland Plaza
 December 2021

Period	Date	Description	Control #	DR	CR	Remarks
				28,299.72	122,086.66	
51100000 - CAM- CY (Retail)						-790,266.02 Ending Balance
						-64,455.95 Beginning Balance
12/21	12/01/21	Chipotle Mexican Grill of Co.	R-332218	383.00		
12/21	12/01/21	Conn Appliances, Inc. #111	R-332912	3,104.00		
12/21	12/01/21	Scholtzsky's Inc. #1079	R-332219	715.00		
12/21	12/01/21	Starbucks #9723	R-332913	162.00		
				0.00	4,364.00	
51110000 - CAM Annual Reimbursements						-68,819.95 Ending Balance
						12,705.09 Beginning Balance
				0.00	0.00	
51120000 - R.E. TAX - CY (Retail)						12,705.09 Ending Balance
						-49,922.09 Beginning Balance
12/21	12/01/21	Chipotle Mexican Grill of Co.	R-332218	267.00		
12/21	12/01/21	Conn Appliances, Inc. #111	R-332912	3,087.00		
12/21	12/01/21	Scholtzsky's Inc. #1079	R-332219	591.00		
12/21	12/01/21	Starbucks #9723	R-332913	569.10		
				0.00	4,514.10	
51130000 - Retail R.E. Tax Esc - PY						-54,436.19 Ending Balance
						-34,283.91 Beginning Balance
				0.00	0.00	
51140000 - Insurance-CY (Retail)						-34,283.91 Ending Balance
						-21,618.00 Beginning Balance
12/21	12/01/21	Chipotle Mexican Grill of Co.	R-332218	135.00		
12/21	12/01/21	Conn Appliances, Inc. #111	R-332912	1,555.00		
12/21	12/01/21	Scholtzsky's Inc. #1079	R-332219	263.00		
				0.00	1,953.00	
51150000 - Retail Ins.-Annual. Reimb.						-23,571.00 Ending Balance
						5,972.16 Beginning Balance
				0.00	0.00	
65010000 - Electricity						5,972.16 Ending Balance
						4,102.87 Beginning Balance
12/21	12/30/21	OKLAHOMA GAS & ELECTRIC	K-434746	335.39		#3315, 11/16-12/15, Acct#1313050179
				335.39	0.00	
65020000 - Water & Sewer						4,438.26 Ending Balance
						5,007.71 Beginning Balance
12/21	12/16/21	CITY OF OKLAHOMA CITY	K-433909	287.64		#3315, 10/9-11/8, Acct#250101718876
				287.64	0.00	
65030000 - Electrical						5,295.35 Ending Balance
						2,564.85 Beginning Balance
				0.00	0.00	
65040000 - Plumbing						2,564.85 Ending Balance
						285.00 Beginning Balance
				0.00	0.00	
65050000 - Landscaping & Gardening						285.00 Ending Balance
						7,100.00 Beginning Balance
12/21	12/02/21	:Reclass Expense P-432840	J-111003	7,432.00		Flowerbed renovation
12/21	12/09/21	LandCare USA, LLC	K-432841	1,900.00		Removal/stump grinding
				9,332.00	0.00	
						16,432.00 Ending Balance



General Ledger
Mercer Street Holdings Two, LLC-Midland Plaza
December 2021

Period	Date	Description	Control #	DR	CR	Remarks
65060000 - Parking Lot Sweep						
					10,716.50	Beginning Balance
12/21	12/16/21	MIKE'S SWEEPING COMPANY	K-433908	974.25		Dec sweep/grounds
				<u>974.25</u>	<u>0.00</u>	
					11,690.75	Ending Balance
65070000 - Snow Removal						
					3,267.00	Beginning Balance
				<u>0.00</u>	<u>0.00</u>	
					3,267.00	Ending Balance
65080000 - General						
					7,262.36	Beginning Balance
12/21	12/09/21	Price Edwards & Co	K-433424	32.80		11/20-11/26 grounds chks/trash
12/21	12/16/21	Price Edwards & Co	K-433911	35.20		11/27-12/3 grounds chk/debris removal
12/21	12/30/21	Home Depot Credit Services	K-434723	333.51		Fence repairs
12/21	12/30/21	Home Depot Credit Services	K-434747	55.52		Barrier fence
12/21	12/30/21	Price Edwards & Co	K-434748	693.20		12/11-12/17 grounds chk/trash/temp fence
12/21	12/30/21	Price Edwards & Co	K-434721	40.00		12/4-12/10 grounds chk
				<u>1,190.23</u>	<u>0.00</u>	
					8,452.59	Ending Balance
65090000 - Parking Lot/Sidewalk Repairs						
					331.64	Beginning Balance
12/21	12/02/21	:Reclass Expense P-432842	J-111002	12,329.00		Concrete repair
				<u>12,329.00</u>	<u>0.00</u>	
					12,660.64	Ending Balance
65100000 - Powerwashing						
					500.00	Beginning Balance
				<u>0.00</u>	<u>0.00</u>	
					500.00	Ending Balance
65130000 - Painting						
					0.00	Beginning Balance
12/21	12/31/21	Sooner Business Park	K-435310	13,700.00		Ext painting
				<u>13,700.00</u>	<u>0.00</u>	
					13,700.00	Ending Balance
65900000 - Groundskeeper						
					10,364.20	Beginning Balance
12/21	12/16/21	MIKE'S SWEEPING COMPANY	K-433908	925.00		Dec sweep/grounds
				<u>925.00</u>	<u>0.00</u>	
					11,289.20	Ending Balance
65910000 - Security						
					2,310.00	Beginning Balance
12/21	12/16/21	PATRIOT SECURITY & PATROL	K-433910	210.00		Dec security
				<u>210.00</u>	<u>0.00</u>	
					2,520.00	Ending Balance
65930000 - Pest Control						
					275.00	Beginning Balance
				<u>0.00</u>	<u>0.00</u>	
					275.00	Ending Balance
65940000 - Signage						
					30.37	Beginning Balance
				<u>0.00</u>	<u>0.00</u>	
					30.37	Ending Balance
65960000 - Roof Maint./Gutter/Awnings						
					747.00	Beginning Balance
				<u>0.00</u>	<u>0.00</u>	
					747.00	Ending Balance
69100000 - Real Estate Taxes						
					56,705.00	Beginning Balance
12/21	12/20/21		J-111414	2,747.72		2021 RETax true-up
12/21	12/31/21		J-111669	5,155.00		RE tax Expense - Main
				<u>7,902.72</u>	<u>0.00</u>	
					64,607.72	Ending Balance



General Ledger
 Mercer Street Holdings Two, LLC-Midland Plaza
 December 2021

Period	Date	Description	Control #	DR	CR	Remarks
69160000 - RE Taxes-Tenant Specific						
					25,822.50	Beginning Balance
12/21	12/20/21		J-111414	215.62		2021 RETax true-up
12/21	12/20/21		J-111414	587.17		2021 RETax true-up
12/21	12/31/21		J-111669	575.00		RE Tax Expense - Starbucks
12/21	12/31/21		J-111669	1,772.50		RE Tax Expense - Panera/Schlozky
				<u>3,150.29</u>	<u>0.00</u>	
					28,972.79	Ending Balance
69210000 - Building Insurance						
					34,661.00	Beginning Balance
12/21	12/14/21		J-111383		33,755.70	Ins refund
12/21	12/31/21		J-111669	3,151.00		Insurance Expense
				<u>3,151.00</u>	<u>33,755.70</u>	
					4,056.30	Ending Balance
75510000 - General Maintenance						
					471.52	Beginning Balance
				<u>0.00</u>	<u>0.00</u>	
					471.52	Ending Balance
75520000 - Roof Repairs						
					3,050.00	Beginning Balance
				<u>0.00</u>	<u>0.00</u>	
					3,050.00	Ending Balance
76710000 - Landscape/Sprinkler						
12/21	12/02/21	:Reclass Expense P-432840	J-111003		7,432.00	Flowerbed renovation
12/21	12/09/21	LandCare USA, LLC	K-432840	7,432.00		Flowerbed renovation
				<u>7,432.00</u>	<u>7,432.00</u>	
					0.00	Ending Balance
77310000 - Parking Lot Repairs						
12/21	12/02/21	:Reclass Expense P-432842	J-111002		12,329.00	Concrete repair
12/21	12/09/21	A & B Paving Maintenance, Inc.	K-432842	12,329.00		Concrete repair
				<u>12,329.00</u>	<u>12,329.00</u>	
					0.00	Ending Balance
78740000 - Management Fees						
					32,044.44	Beginning Balance
12/21	12/09/21	Price Edwards & Co	K-433339	2,353.63		Management Fees
				<u>2,353.63</u>	<u>0.00</u>	
					34,398.07	Ending Balance
78980001 - Miscellaneous						
					16,548.22	Beginning Balance
12/21	12/09/21	Price Edwards & Co	K-432981	74.63		Dec yardi fee
12/21	12/13/21		J-111517	599.94		Dec bank fee
12/21	12/31/21		J-111667	122.89		Dec bank fee
12/21	12/31/21		J-111667	20.00		Dec wire fees
12/21	12/31/21		J-111667	0.85		Dec bank fee
				<u>818.31</u>	<u>0.00</u>	
					17,366.53	Ending Balance
90100000 - Amort. Expense Lease Comm						
					5,566.00	Beginning Balance
12/21	12/31/21		J-111669	506.00		Monthly lease amortization
				<u>506.00</u>	<u>0.00</u>	
					6,072.00	Ending Balance
91100000 - Depreciation Expense - Building						
					189,114.03	Beginning Balance
12/21	12/31/21		J-111669	17,552.50		Monthly Building Depreciation
				<u>17,552.50</u>	<u>0.00</u>	
					206,666.53	Ending Balance
95100000 - Interest Expense						
					329,028.25	Beginning Balance
12/21	12/06/21		J-110934	29,237.75		Dec mortgage pymt



General Ledger

Mercer Street Holdings Two, LLC-Midland Plaza
December 2021

Period	Date	Description	Control #	DR	CR	Remarks
				<u>29,237.75</u>	<u>0.00</u>	358,266.00 Ending Balance
95610000 - Partnership Costs						300.00 Beginning Balance
				<u>0.00</u>	<u>0.00</u>	300.00 Ending Balance
				<u>500,025.08</u>	<u>500,025.08</u>	

Rent Roll

Property: 15264 From Date: 12/31/2021 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	3301	Starbucks #9723	Retail-ns	2,000.00	09/22/2005	09/30/2025	241	8,833.33	4.42	105,999.96	53.00	4.39	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	06/30/2023	189	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	5,160.00	11/01/1999	10/31/2039	480	10,087.80	1.95	121,053.60	23.46	0.00	0.00	7,831.00	0.00
15264	3323	Scholtzsky's Inc. #1079	Retail-ns	5,300.00	07/01/2000	05/31/2027	323	8,391.67	1.58	100,700.04	19.00	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				54,573.00				70,067.52	1.28	840,810.24	15.41	2.71	0.00	12,831.00	0.00
	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent										
Occupied	6	51,070.00	93.58	70,067.52	840,810.24										
Vacant	1	3,503.00	6.41	0.00	0.00										
Total	7	54,573.00		70,067.52	840,810.24										

Tenancy Schedule I

Property: 15264 As of Date: 12/31/2021 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)	3301	Starbucks #9723 (t0009336)	Retail-ns	2,000.00	09/22/2005	09/30/2025	241	16.33	8,833.33	4.42	105,999.96	53.00	4.39	0.00	0.00	0.00
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes						
		3301			10/01/2015	09/30/2025	10/01/2015		2,000.00							
	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	10/01/2020	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		
		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		
		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		
		tax	CAM	3301	Gross Lease	2,000.00	06/01/2021	09/30/2025	569.10	0.28	6,829.20	3.41	0.00	6,829.20		
	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								
	Options	Type	Status	Who	Date	Valid Till Date	Term	Earliest	Latest	Monthly Rent	Description					Time of Essence
		Renewal	Active		10/01/2025		120		07/03/2025		4-5YR Opts (term=\$35333.32)					
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	17.50	9,395.84	2.08	112,750.08	25.00	3.97	0.00	0.00	0.00
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes						
		3315A			08/01/2019	07/31/2024	08/01/2019		4,510.00							
	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	01/01/2021	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	01/01/2021	07/31/2024	9,395.84	2.08	112,750.08	25.00	0.00	112,750.08		

Tenancy Schedule I

Property: 15264 As of Date: 12/31/2021 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		
	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										
Mercer Street Holdings Two, LLC-Midland Plaza (15264)	3315B	Conn Appliances, Inc. #111 (t0009340)	Retail-ns	31,385.00	10/01/2007	06/30/2023	189	14.25	25,892.63	0.83	310,711.56	9.90	2.96	0.00	0.00	0.00		
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes								
		3315B			01/01/2019	06/30/2023	01/01/2019		31,385.00									
	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	01/01/2021	06/30/2023	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	06/30/2023	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	06/30/2023	1,555.00	0.05	18,660.00	0.59	0.00	18,660.00				
		tax	CAM	3315B	Gross Lease	31,385.00	01/01/2019	06/30/2023	3,087.00	0.09	37,044.00	1.18	0.00	37,044.00				
		rent	Rent	3315B	Gross Lease	31,385.00	01/01/2021	06/30/2023	25,892.63	0.82	310,711.56	9.90	0.00	310,711.56				
	Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes								
		Renewal	Activated	01/01/2019	06/30/2023	01/01/2019	54	31,385.00		due to Covid-Reduced rent May-Dec 2020. Extend lease out to 6/30/23. (original expiration 12/31/22)								
	Options	Type	Status	Who	Date	Valid Till Date	Term	Earliest	Latest	Monthly Rent	Description					Time of Essence		
		Renewal	Active		12/31/2022		48		07/04/2022		1-5yr @ \$11.98sf							
		Renewal	Active		12/31/2027		48		07/04/2027		1-5yr @ \$13.17sf							
		Renewal	Active		12/31/2032		48		07/04/2032		1-5yr @ \$14.49sf							
		Renewal	Active		12/31/2037		48		07/04/2037		1-5yr @ \$16.00sf							
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	12.17	7,466.25	2.75	89,595.00	33.00	3.47	0.00	0.00	0.00		
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes								
		3315D			12/01/2019	11/30/2024	12/01/2019		2,715.00									
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount				

Tenancy Schedule I

Property: 15264 As of Date: 12/31/2021 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	Rent	3315D	Gross Lease	2,715.00	08/01/2021	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		
		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		
		rent	Rent	3315D	Gross Lease	2,715.00	08/01/2021	11/30/2024	7,466.25	2.75	89,595.00	33.00	0.00	89,595.00		
	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	3 months rent deferred(Covid). paid back at \$1,866.56/mo Aug20-July'21						
Mercer Street Holdings Two, LLC-Midland Plaza (15264)	3321	Panera Bread (t0009339)	Retail-ns	5,160.00	11/01/1999	10/31/2039	480	22.17	10,087.80	1.95	121,053.60	23.46	0.00	0.00	7,831.00	0.00
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes						
		3321			11/01/2019	10/31/2039	11/01/2019		5,160.00							
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		rent	Rent	3321	Gross Lease	5,160.00	11/01/2019	10/31/2024	10,087.80	1.95	121,053.60	23.46	0.00	121,053.60		
		rent	Rent	3321	Gross Lease	5,160.00	11/01/2024	10/31/2029	11,098.30	2.15	133,179.60	25.81	0.00	133,179.60		
		rent	Rent	3321	Gross Lease	5,160.00	11/01/2029	10/31/2034	12,207.70	2.36	146,492.40	28.39	0.00	146,492.40		
		rent	Rent	3321	Gross Lease	5,160.00	11/01/2034	10/31/2039	13,428.47	2.60	161,141.64	31.22	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	5,160.00	11/01/2019	10/31/2024	10,087.80	1.95	121,053.60	23.46	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	5,160.00		include 300 sf drive thru						
Mercer Street Holdings Two, LLC-Midland Plaza (15264)	3323	Scholtzsky's Inc. #1079 (t0009341)	Retail-ns	5,300.00	07/01/2000	05/31/2027	323	21.50	8,391.67	1.58	100,700.04	19.00	3.55	0.00	5,000.00	0.00
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes						
		3323			07/01/2011	05/31/2027	07/01/2011		5,300.00							

Tenancy Schedule I

Property: 15264 As of Date: 12/31/2021 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	3323	Gross Lease	5,300.00	06/01/2021	05/31/2023	8,391.67	1.58	100,700.04	19.00	0.00	100,700.04		
		rent	Rent	3323	Gross Lease	5,300.00	06/01/2023	05/31/2025	8,559.50	1.61	102,714.00	19.38	0.00	102,714.00		
		rent	Rent	3323	Gross Lease	5,300.00	06/01/2025	05/31/2027	8,730.69	1.64	104,768.28	19.76	0.00	104,768.28		
	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	05/31/2027	715.00	0.13	8,580.00	1.61	0.00	8,580.00		
		ins	CAM	3323	Gross Lease	5,300.00	01/01/2017	05/31/2027	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	05/31/2027	591.00	0.11	7,092.00	1.33	0.00	7,092.00		
		rent	Rent	3323	Gross Lease	5,300.00	06/01/2021	05/31/2023	8,391.67	1.58	100,700.04	19.00	0.00	100,700.04		
	Amendment	Type	Status	From	To	Move In	Term	Area	Description	Notes						
		Renewal	Activated	07/01/2011	05/31/2027	07/01/2011	191	5,300.00	extended term	was set up a 5,000sf - sb 5,300sf Due to Covid, abated 4 months rent in 2020 - extended lease to 5/31/27 (6 years)						
Mercer Street Holdings Two, LLC-Midland Plaza (15264)	3315E	VACANT		3,503.00												
Occupancy Summary	Area	Percentage														
Occupied Area	51,070.00	93.58														
Vacant Area	3,503.00	6.42														
Total	54,573.00	100.00														
Summary by Charge Code	Monthly Amount															
Common Area Maintenance (cam)	5,857.00															
Insurance-cy-Retail (ins)	1,953.00															
Monthly Base Rent (rent)	70,067.52															
Tax Income-Retail (tax)	4,514.10															
Occupancy Summary	Area	Percentage														
Total Occupied Area	51,070.00	93.58														
Total Vacant Area	3,503.00	6.42														
Grand Total	54,573.00	100.00														



Income Register

Mercer Street Holdings Two, LLC-Midland Plaza

December 2021

Check Date	Check #	Charge #	Charge Date	Account	Description	Charge Amount	
Mercer Street Holdings Two, LLC-Midland Plaz							
R-332218	t0009338	Chipotle Mexican Grill of Co.					
12/01/2021	AC	628825	12/1/21	51140000	Insurance-CY (Retail)	135.00	
12/01/2021	AC	628827	12/1/21	51120000	R.E. TAX - CY (Retail)	267.00	
12/01/2021	AC	(99667784)	11/19/21	40150000	Prepaid Rent	-8,251.25	
12/01/2021	AC	628824	12/1/21	51100000	CAM- CY (Retail)	383.00	
12/01/2021	AC	628826	12/1/21	40100000	Base Rent	7,466.25	
						0.00	
R-332219	t0009341	Scholtzsky's Inc. #1079					
12/01/2021	AC	628836	12/1/21	51120000	R.E. TAX - CY (Retail)	591.00	
12/01/2021	AC	628833	12/1/21	51100000	CAM- CY (Retail)	715.00	
12/01/2021	AC	628835	12/1/21	40100000	Base Rent	8,391.67	
12/01/2021	AC	(99667785)	11/19/21	40150000	Prepaid Rent	-9,960.67	
12/01/2021	AC	628834	12/1/21	51140000	Insurance-CY (Retail)	263.00	
						0.00	
R-332912	t0009340	Conn Appliances, Inc. #111					
12/01/2021	12.1.21	628831	12/1/21	40100000	Base Rent	25,892.63	
12/01/2021	12.1.21	628829	12/1/21	51100000	CAM- CY (Retail)	3,104.00	
12/01/2021	12.1.21	628832	12/1/21	51120000	R.E. TAX - CY (Retail)	3,087.00	
12/01/2021	12.1.21	628830	12/1/21	51140000	Insurance-CY (Retail)	1,555.00	
						33,638.63	
R-332913	t0009336	Starbucks #9723					
12/01/2021	12.1.21	628820	12/1/21	40100000	Base Rent	8,833.33	
12/01/2021	12.1.21	628819	12/1/21	51100000	CAM- CY (Retail)	162.00	
12/01/2021	12.1.21	628821	12/1/21	51120000	R.E. TAX - CY (Retail)	569.10	
						9,564.43	
R-333556	t0009339	Panera Bread					
12/20/2021	AC	628828	12/1/21	40100000	Base Rent	10,087.80	
12/20/2021	AC	(99667040)	11/30/21	40150000	Prepaid Rent	-10,087.80	
						0.00	
R-334001	t0009341	Scholtzsky's Inc. #1079					
12/20/2021	12.20.21			40150000	Prepaid Rent	9,960.67	
R-334002	t0009338	Chipotle Mexican Grill of Co.					
12/21/2021	12.21.21			40150000	Prepaid Rent	8,251.25	
R-334201	t0009340	Conn Appliances, Inc. #111					
12/31/2021	12.31.21			40150000	Prepaid Rent	33,638.63	
R-334202	t0009336	Starbucks #9723					
12/31/2021	12.31.21			40150000	Prepaid Rent	9,564.43	
Total						104,618.04	



Income Register

Mercer Street Holdings Two, LLC-Midland Plaza

December 2021

Check Date	Check #	Charge #	Charge Date	Account	Description	Charge Amount
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Total						<u>104,618.04</u>
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Unapplied Checks

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

40100000	Base Rent	60,671.68
40150000	Prepaid Rent	33,115.26
51100000	CAM- CY (Retail)	4,364.00
51120000	R.E. TAX - CY (Retail)	4,514.10
51140000	Insurance-CY (Retail)	1,953.00

Aging Detail

DB Caption: Price Edwards & Company Property: 15264 Age As Of: 12/31/2021 Post To: 12/2021

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)													
Beverly's/Madison Bakery (t0009337)													
15264	Beverly's/Madison Bakery	Current	C-628822	cam	12/01/2021	12/2021	1,493.00	1,493.00	0.00	0.00	0.00	0.00	1,493.00
15264	Beverly's/Madison Bakery	Current	C-628823	rent	12/01/2021	12/2021	9,395.84	9,395.84	0.00	0.00	0.00	0.00	9,395.84
	Beverly's/Madison Bakery						10,888.84	10,888.84	0.00	0.00	0.00	0.00	10,888.84
Chipotle Mexican Grill of Co. (t0009338)													
15264	Chipotle Mexican Grill of Co.	Current	R-334002	Prepay	12/21/2021	12/2021	0.00	0.00	0.00	0.00	0.00	-8,251.25	-8,251.25
	Chipotle Mexican Grill of Co.						0.00	0.00	0.00	0.00	0.00	-8,251.25	-8,251.25
Conn Appliances, Inc. #111 (t0009340)													
15264	Conn Appliances, Inc. #111	Current	R-334201	Prepay	12/31/2021	12/2021	0.00	0.00	0.00	0.00	0.00	-33,638.63	-33,638.63
	Conn Appliances, Inc. #111						0.00	0.00	0.00	0.00	0.00	-33,638.63	-33,638.63
Scholtzsky's Inc. #1079 (t0009341)													
15264	Scholtzsky's Inc. #1079	Current	R-321543	Prepay	04/28/2021	04/2021	0.00	0.00	0.00	0.00	0.00	-3,189.71	-3,189.71
15264	Scholtzsky's Inc. #1079	Current	R-334001	Prepay	12/20/2021	12/2021	0.00	0.00	0.00	0.00	0.00	-9,960.67	-9,960.67
	Scholtzsky's Inc. #1079						0.00	0.00	0.00	0.00	0.00	-13,150.38	-13,150.38
Starbucks #9723 (t0009336)													
15264	Starbucks #9723	Current	R-334202	Prepay	12/31/2021	12/2021	0.00	0.00	0.00	0.00	0.00	-9,564.43	-9,564.43
	Starbucks #9723						0.00	0.00	0.00	0.00	0.00	-9,564.43	-9,564.43
15264							10,888.84	10,888.84	0.00	0.00	0.00	-64,604.69	-53,715.85
Grand Total							10,888.84	10,888.84	0.00	0.00	0.00	-64,604.69	-53,715.85

Userld : xqrao_CommLive Date : 1/10/2022 Time : 8:48 AM

Receivable Detail by Charge Code

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

Date Range = 12/2021 - 12/2021

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-628819	cam	Common Area Maintenance (12/2021)	12/2021	0.00	162.00	12/01/2021	R-332913	162.00	0.00
C-628820	rent	Monthly Base Rent (12/2021)	12/2021	0.00	8,833.33	12/01/2021	R-332913	8,833.33	0.00
C-628821	tax	Tax Income-Retail (12/2021)	12/2021	0.00	569.10	12/01/2021	R-332913	569.10	0.00
R-334202		(Prepayment)	12/2021	0.00	0.00	12/31/2021	R-334202	9,564.43	-9,564.43
				0.00	9,564.43			19,128.86	-9,564.43
3315A	t0009337	Beverly's/Madison Bakery,	Current						
C-628822	cam	Common Area Maintenance (12/2021)	12/2021	0.00	1,493.00			0.00	1,493.00
C-628823	rent	Monthly Base Rent (12/2021)	12/2021	0.00	9,395.84			0.00	9,395.84
				0.00	10,888.84			0.00	10,888.84
3315B	t0009340	Conn Appliances, Inc. #111,	Current						
C-628829	cam	Common Area Maintenance (12/2021)	12/2021	0.00	3,104.00	12/01/2021	R-332912	3,104.00	0.00
C-628830	ins	Insurance-cy-Retail (12/2021)	12/2021	0.00	1,555.00	12/01/2021	R-332912	1,555.00	0.00
C-628831	rent	Monthly Base Rent (12/2021)	12/2021	0.00	25,892.63	12/01/2021	R-332912	25,892.63	0.00
C-628832	tax	Tax Income-Retail (12/2021)	12/2021	0.00	3,087.00	12/01/2021	R-332912	3,087.00	0.00
R-334201		(Prepayment)	12/2021	0.00	0.00	12/31/2021	R-334201	33,638.63	-33,638.63
				0.00	33,638.63			67,277.26	-33,638.63
3315D	t0009338	Chipotle Mexican Grill of Co.,	Current						
C-628824	cam	Common Area Maintenance (12/2021)	12/2021	0.00	383.00	12/01/2021	R-332218	383.00	0.00
C-628825	ins	Insurance-cy-Retail (12/2021)	12/2021	0.00	135.00	12/01/2021	R-332218	135.00	0.00
C-628826	rent	Monthly Base Rent (12/2021)	12/2021	0.00	7,466.25	12/01/2021	R-332218	7,466.25	0.00
C-628827	tax	Tax Income-Retail (12/2021)	12/2021	0.00	267.00	12/01/2021	R-332218	267.00	0.00
R-332216		(Prepayment)	12/2021	-8,251.25	0.00	12/01/2021	R-332218	-8,251.25	0.00
R-334002		(Prepayment)	12/2021	0.00	0.00	12/21/2021	R-334002	8,251.25	-8,251.25
				-8,251.25	8,251.25			8,251.25	-8,251.25
3321	t0009339	Panera Bread,	Current						
C-628828	rent	Monthly Base Rent (12/2021)	12/2021	0.00	10,087.80	12/20/2021	R-333556	10,087.80	0.00
R-332960		(Prepayment)	12/2021	-10,087.80	0.00	12/20/2021	R-333556	-10,087.80	0.00
				-10,087.80	10,087.80			0.00	0.00
3323	t0009341	Scholtzsky's Inc. #1079,	Current						
R-321543		(Prepayment)	4/2021	-3,189.71	0.00	04/28/2021	R-321543	0.00	-3,189.71
C-628833	cam	Common Area Maintenance (12/2021)	12/2021	0.00	715.00	12/01/2021	R-332219	715.00	0.00

Receivable Detail by Charge Code

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

Date Range = 12/2021 - 12/2021

Charge Number	Charge Code	Charge Notes	Post Month	Prior Balance	Current Charges	Receipt Date	Receipt Number	Receipt Amount	Balance
3323	t0009341	Scholtzsky's Inc. #1079,	Current						
C-628834	ins	Insurance-cy-Retail (12/2021)	12/2021	0.00	263.00	12/01/2021	R-332219	263.00	0.00
C-628835	rent	Monthly Base Rent (12/2021)	12/2021	0.00	8,391.67	12/01/2021	R-332219	8,391.67	0.00
C-628836	tax	Tax Income-Retail (12/2021)	12/2021	0.00	591.00	12/01/2021	R-332219	591.00	0.00
R-332215		(Prepayment)	12/2021	-9,960.67	0.00	12/01/2021	R-332219	-9,960.67	0.00
R-334001		(Prepayment)	12/2021	0.00	0.00	12/20/2021	R-334001	9,960.67	-9,960.67
				-13,150.38	9,960.67			9,960.67	-13,150.38
Resident = 6	Property Total			-31,489.43	82,391.62			104,618.04	-53,715.85
				-31,489.43	82,391.62			104,618.04	
Grand Total				-31,489.43	82,391.62			104,618.04	



Check Register

Mercer Street Holdings Two, LLC-Midland Plaza

1

December 2021

Check #	Check Date		Vendor	Total Amount
Midland-Operating				
300348	12/31/21	t0009340	Conn Appliances, Inc. #111	-1,911.05
300406	12/9/21	abp83	A & B Paving Maintenance, Inc.	12,329.00
300407	12/9/21	chi02	Price Edwards & Co	2,461.06
300408	12/9/21	lcu20	LandCare USA, LLC	9,332.00
300409	12/16/21	chi02	Price Edwards & Co	35.20
300410	12/16/21	coc26	CITY OF OKLAHOMA CITY	287.64
300411	12/16/21	msc83	MIKE'S SWEEPING COMPANY	1,899.25
300412	12/16/21	psp01	PATRIOT SECURITY & PATROL	210.00
300413	12/30/21	chi02	Price Edwards & Co	733.20
300414	12/30/21	hde01	Home Depot Credit Services	389.03
300415	12/30/21	oge24	OKLAHOMA GAS & ELECTRIC	335.39
300416	12/31/21	sbp02	Sooner Business Park	13,700.00
300417	12/31/21	t0009340	Conn Appliances, Inc. #111	1,911.05
				41,711.77
				41,711.77



Expense Distribution

Mercer Street Holdings Two, LLC-Midland Plaza

December 2021

1

Property	Account / Description	Vendor	Control	Invoice	Total	Check #	Date	Notes
22520000	Clearing Tenant Deposit							
15264	Conn Appliances, Inc. #111		P-421929	:QRef 6/7/20217:34 P	-1,911.05	300348	12/31/21	Refunding Q-613767
15264	Conn Appliances, Inc. #111		P-421929	:QRef 6/7/20217:34 P	1,911.05	300417	12/31/21	Refunding Q-613767
					0.00			
65010000	Electricity							
15264	oge24 OKLAHOMA GAS & ELECTRIC		P-434746	1313050179 121521	335.39	300415	12/30/21	#3315, 11/16-12/15, Acct#131:
65020000	Water & Sewer							
15264	coc26 CITY OF OKLAHOMA CITY		P-433909	250101718876 110821	287.64	300410	12/16/21	#3315, 10/9-11/8, Acct#25010:
65050000	Landscaping & Gardening							
15264	lcu20 LandCare USA, LLC		P-432841	468587	1,900.00	300408	12/9/21	Removal/stump grinding
65060000	Parking Lot Sweep							
15264	mhc83 MIKE'S SWEEPING COMPANY		P-433908	301464.	974.25	300411	12/16/21	Dec sweep/grounds
65080000	General							
15264	hde01 Home Depot Credit Services		P-434747	2052231	55.52	300414	12/30/21	Barrier fence
15264	chi02 Price Edwards & Co		P-434748	ENG121721 15264	693.20	300413	12/30/21	12/11-12/17 grounds chk/trash/
15264	chi02 Price Edwards & Co		P-433911	ENG120321 15264	35.20	300409	12/16/21	11/27-12/3 grounds chk/debris
15264	chi02 Price Edwards & Co		P-434721	ENG121021 15264	40.00	300413	12/30/21	12/4-12/10 grounds chk
15264	hde01 Home Depot Credit Services		P-434723	2052181	333.51	300414	12/30/21	Fence repairs
15264	chi02 Price Edwards & Co		P-433424	ENG112621 15264	32.80	300407	12/9/21	11/20-11/26 grounds chks/trash
					1,190.23			
65130000	Painting							
15264	sbp02 Sooner Business Park		P-435310	REIMB122021	13,700.00	300416	12/31/21	Ext painting
65900000	Groundskeeper							
15264	mhc83 MIKE'S SWEEPING COMPANY		P-433908	301464.	925.00	300411	12/16/21	Dec sweep/grounds
65910000	Security							
15264	psp01 PATRIOT SECURITY & PATROL		P-433910	2225A	210.00	300412	12/16/21	Dec security
76710000	Landscaping							
15264	lcu20 LandCare USA, LLC		P-432840	468586	7,432.00	300408	12/9/21	Flowerbed renovation
77310000	Parking Lot Repairs							
15264	abp83 A & B Paving Maintenance, Inc.		P-432842	1820	12,329.00	300406	12/9/21	Concrete repair
78740000	Management Fees							
15264	chi02 Price Edwards & Co		P-433339	1100047680-1	2,353.63	300407	12/9/21	Management Fees
78980001	Miscellaneous # 1							
15264	chi02 Price Edwards & Co		P-432981	2642021YARDI-12	74.63	300407	12/9/21	Dec yardi fee
					41,711.77			

20Journal Entry Register

Property=15264 AND mm/yy=12/2021-12/2021

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

Midland-Operating
Bank Reconciliation Report
12/31/2021
4005215662

1/6/2022

Posted by: ahopkins on 1/6/2022

Balance Per Bank Statement as of 12/31/2021 **281,470.42**

Outstanding Checks

Check Date	Check Number	Payee	Amount
11/11/2021	300397	uro53 - Universal Roofing & Sheet Metal, Inc.	333.00
11/19/2021	300401	uro53 - Universal Roofing & Sheet Metal, Inc.	3,050.00
12/16/2021	300412	psp01 - PATRIOT SECURITY & PATROL	210.00
12/30/2021	300413	chi02 - Price Edwards & Co	733.20
12/30/2021	300414	hde01 - Home Depot Credit Services	389.03
12/30/2021	300415	oge24 - OKLAHOMA GAS & ELECTRIC	335.39
12/31/2021	300416	sbp02 - Sooner Business Park	13,700.00
12/31/2021	300417	t0009340 - Conn Appliances, Inc. #111	1,911.05

Less: Outstanding Checks **20,661.67**
Reconciled Bank Balance **260,808.75**

Balance per GL as of 12/31/2021 **260,808.75**

Reconciled Balance Per G/L **260,808.75**

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
8/19/2021	300373	psp01 - PATRIOT SECURITY & PATROL	210.00	12/31/2021
9/23/2021	300382	psp01 - PATRIOT SECURITY & PATROL	210.00	12/31/2021
10/28/2021	300391	psp01 - PATRIOT SECURITY & PATROL	210.00	12/31/2021
11/30/2021	300404	chi02 - Price Edwards & Co	20.00	12/31/2021
11/30/2021	300405	psp01 - PATRIOT SECURITY & PATROL	210.00	12/31/2021
12/9/2021	300406	abp83 - A & B Paving Maintenance, Inc.	12,329.00	12/31/2021
12/9/2021	300407	chi02 - Price Edwards & Co	2,461.06	12/31/2021
12/9/2021	300408	lcu20 - LandCare USA, LLC	9,332.00	12/31/2021
12/16/2021	300409	chi02 - Price Edwards & Co	35.20	12/31/2021
12/16/2021	300410	coc26 - CITY OF OKLAHOMA CITY	287.64	12/31/2021
12/16/2021	300411	mhc83 - MIKE'S SWEEPING COMPANY	1,899.25	12/31/2021
Total Cleared Checks			27,204.15	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/6/2021	JE 110934		-52,355.29	12/31/2021
12/13/2021	JE 111517		43,203.06	12/31/2021
12/21/2021	JE 111515		17,611.98	12/31/2021
12/31/2021	JE 111667		-20.85	12/31/2021
Total Cleared Other Items			8,438.90	

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



Dir 1 251 11

5446X0C.003 BNCF:0006964



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

To Oklahoma & You.™

2 *0006964
 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	12/31/21



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*See BancFirst for more details.
 **\$100 minimum deposit. Complete disclosure available at any BancFirst office.



*****NOTICE*****

We have been notified by management of the Oklahoma convenience store chain 7-Eleven that they will conclude their longstanding tradition of offering no-surcharge ATM transactions in their stores beginning on February 1, 2022. Thus, beginning on February 5, 2022, BancFirst will assess a Foreign ATM Fee (\$1.00) and/or ATM Inquiry Fee for your account balance (50 cents) at all Oklahoma 7-Eleven ATMs.

SMALL BUSINESS A/A

Beginning Balance	12/01/21	300,235.67
Deposits / Misc Credits	2	60,815.04
Withdrawals / Misc Debits	15	79,580.29
** Ending Balance	12/31/21	281,470.42 **
.....		
Service Charge		.85
Enclosures		11

DEPOSITS

Date	Deposits	Withdrawals	Activity Description
12/07	43,203.06		Wire WELLS FARGO NA -
12/21	17,611.98		Wire WELLS FARGO NA -

OTHER DEBITS

Date	Deposits	Withdrawals	Activity Description
12/03		52,355.29	ACH RECEIPTS/N12A 232949236 67081763
12/07		10.00	INCOMING WIRE FEE
12/08		.85	ACCOUNT ANALYSIS SERVICE CHARGE
12/21		10.00	INCOMING WIRE FEE

Continued on Reverse



MSI REV 7/17

www.bancfirst.bank

5727-STMT

Member
FDIC

8001-00000



ACCOUNT NUMBER	4005215662
STATEMENT DATE	12/31/21

CHECKS

* Indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
12/07	300373	210.00	12/10	300405	210.00	12/22	300409	35.20
12/07	300382*	210.00	12/15	300406	12,329.00	12/21	300410	287.64
12/07	300391*	210.00	12/13	300407	2,461.06	12/23	300411	1,899.25
12/03	300404*	20.00	12/15	300408	9,332.00			

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
12/03	247,860.38	12/10	290,212.59	12/21	283,404.87
12/07	290,423.44	12/13	287,751.53	12/22	283,369.67
12/08	290,422.59	12/15	266,090.53	12/23	281,470.42



DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN OFFICIAL WATERMARK THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE. VERIFY AUTHENTICITY BY RUBBING RED "1" LOGO BELOW.

PE PRICE EDWARDS AND COMPANY **300373**

Mercer Street Holdings Two, LLC
 dba Midland Plaza
 c/o Price Edwards & Co., Managing Agent
 210 Park Ave, Suite 700
 Oklahoma City, OK 73102

BankFirst
 Operating Account
 P.O. Box 26788
 Oklahoma City, OK 73126
 103003632

**** TWO HUNDRED TEN AND 00/100 DOLLARS

TO THE ORDER OF

08/18/2021 **\$210.00******

PATRIOT SECURITY & PATROL
 PO BOX 311
 OKLAHOMA CITY, OK 73101

James D. Fiedler

300373# 103003632# 4005215662#

Number: 300373 Date: 12/7/2021 Amount: \$210.00

DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN OFFICIAL WATERMARK THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE. VERIFY AUTHENTICITY BY RUBBING RED "1" LOGO BELOW.

PE PRICE EDWARDS AND COMPANY **300382**

Mercer Street Holdings Two, LLC
 dba Midland Plaza
 c/o Price Edwards & Co., Managing Agent
 210 Park Ave, Suite 700
 Oklahoma City, OK 73102

BankFirst
 Operating Account
 P.O. Box 26788
 Oklahoma City, OK 73126
 103003632

**** TWO HUNDRED TEN AND 00/100 DOLLARS

TO THE ORDER OF

09/23/2021 **\$210.00******

PATRIOT SECURITY & PATROL
 PO BOX 311
 OKLAHOMA CITY, OK 73101

James D. Fiedler

300382# 103003632# 4005215662#

Number: 300382 Date: 12/7/2021 Amount: \$210.00

DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN OFFICIAL WATERMARK THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE. VERIFY AUTHENTICITY BY RUBBING RED "1" LOGO BELOW.

PE PRICE EDWARDS AND COMPANY **300391**

Mercer Street Holdings Two, LLC
 dba Midland Plaza
 c/o Price Edwards & Co., Managing Agent
 210 Park Ave, Suite 700
 Oklahoma City, OK 73102

BankFirst
 Operating Account
 P.O. Box 26788
 Oklahoma City, OK 73126
 103003632

**** TWO HUNDRED TEN AND 00/100 DOLLARS

TO THE ORDER OF

10/28/2021 **\$210.00******

PATRIOT SECURITY & PATROL
 PO BOX 311
 OKLAHOMA CITY, OK 73101

James D. Fiedler

300391# 103003632# 4005215662#

Number: 300391 Date: 12/7/2021 Amount: \$210.00

DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN OFFICIAL WATERMARK THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE. VERIFY AUTHENTICITY BY RUBBING RED "1" LOGO BELOW.

PE PRICE EDWARDS AND COMPANY **300404**

Mercer Street Holdings Two, LLC
 dba Midland Plaza
 c/o Price Edwards & Co., Managing Agent
 210 Park Ave, Suite 700
 Oklahoma City, OK 73102

BankFirst
 Operating Account
 P.O. Box 26788
 Oklahoma City, OK 73126
 103003632

**** TWENTY AND 00/100 DOLLARS

TO THE ORDER OF

11/30/2021 **\$20.00******

Price Edwards & Co
 210 Park Ave
 Suite 700
 Oklahoma City, OK 73102

James D. Fiedler

300404# 103003632# 4005215662#

Number: 300404 Date: 12/3/2021 Amount: \$20.00

DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN OFFICIAL WATERMARK THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE. VERIFY AUTHENTICITY BY RUBBING RED "1" LOGO BELOW.

PE PRICE EDWARDS AND COMPANY **300405**

Mercer Street Holdings Two, LLC
 dba Midland Plaza
 c/o Price Edwards & Co., Managing Agent
 210 Park Ave, Suite 700
 Oklahoma City, OK 73102

BankFirst
 Operating Account
 P.O. Box 26788
 Oklahoma City, OK 73126
 103003632

**** TWO HUNDRED TEN AND 00/100 DOLLARS

TO THE ORDER OF

11/30/2021 **\$210.00******

PATRIOT SECURITY & PATROL
 PO BOX 311
 OKLAHOMA CITY, OK 73101

James D. Fiedler

300405# 103003632# 4005215662#

Number: 300405 Date: 12/10/2021 Amount: \$210.00

DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN OFFICIAL WATERMARK THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE. VERIFY AUTHENTICITY BY RUBBING RED "1" LOGO BELOW.

PE PRICE EDWARDS AND COMPANY **300406**

Mercer Street Holdings Two, LLC
 dba Midland Plaza
 c/o Price Edwards & Co., Managing Agent
 210 Park Ave, Suite 700
 Oklahoma City, OK 73102

BankFirst
 Operating Account
 P.O. Box 26788
 Oklahoma City, OK 73126
 103003632

**** TWELVE THOUSAND THREE HUNDRED TWENTY NINE AND 00/100 DOLLARS

TO THE ORDER OF

12/09/2021 **\$12,329.00******

A & B Paving Maintenance, Inc.
 PO Box 2393
 Edmond, OK 73083

James D. Fiedler

300406# 103003632# 4005215662#

Number: 300406 Date: 12/15/2021 Amount: \$12329.00

DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN OFFICIAL WATERMARK THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE. VERIFY AUTHENTICITY BY RUBBING RED "1" LOGO BELOW.

PE PRICE EDWARDS AND COMPANY **300407**

Mercer Street Holdings Two, LLC
 dba Midland Plaza
 c/o Price Edwards & Co., Managing Agent
 210 Park Ave, Suite 700
 Oklahoma City, OK 73102

BankFirst
 Operating Account
 P.O. Box 26788
 Oklahoma City, OK 73126
 103003632

**** TWO THOUSAND FOUR HUNDRED SIXTY ONE AND 08/100 DOLLARS

TO THE ORDER OF

12/09/2021 **\$2,461.06******

Price Edwards & Co
 210 Park Ave
 Suite 700
 Oklahoma City, OK 73102

James D. Fiedler

300407# 103003632# 4005215662#

Number: 300407 Date: 12/13/2021 Amount: \$2461.06

DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN OFFICIAL WATERMARK THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE. VERIFY AUTHENTICITY BY RUBBING RED "1" LOGO BELOW.

PE PRICE EDWARDS AND COMPANY **300408**

Mercer Street Holdings Two, LLC
 dba Midland Plaza
 c/o Price Edwards & Co., Managing Agent
 210 Park Ave, Suite 700
 Oklahoma City, OK 73102

BankFirst
 Operating Account
 P.O. Box 26788
 Oklahoma City, OK 73126
 103003632

**** NINE THOUSAND THREE HUNDRED THIRTY TWO AND 00/100 DOLLARS

TO THE ORDER OF

12/09/2021 **\$9,332.00******

LandCare USA, LLC
 PO Box 46189
 Houston, TX 77210-6189

James D. Fiedler

300408# 103003632# 4005215662#

Number: 300408 Date: 12/15/2021 Amount: \$9332.00

DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN OFFICIAL WATERMARK THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE. VERIFY AUTHENTICITY BY RUBBING RED "1" LOGO BELOW.

PE PRICE EDWARDS AND COMPANY **300409**

Mercer Street Holdings Two, LLC
 dba Midland Plaza
 c/o Price Edwards & Co., Managing Agent
 210 Park Ave, Suite 700
 Oklahoma City, OK 73102

BankFirst
 Operating Account
 P.O. Box 26788
 Oklahoma City, OK 73126
 103003632

**** THIRTY FIVE AND 20/100 DOLLARS

TO THE ORDER OF

12/16/2021 **\$35.20******

Price Edwards & Co
 210 Park Ave
 Suite 700
 Oklahoma City, OK 73102

James D. Fiedler

300409# 103003632# 4005215662#

Number: 300409 Date: 12/22/2021 Amount: \$35.20

DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN OFFICIAL WATERMARK THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE. VERIFY AUTHENTICITY BY RUBBING RED "1" LOGO BELOW.

PE PRICE EDWARDS AND COMPANY **300410**

Mercer Street Holdings Two, LLC
 dba Midland Plaza
 c/o Price Edwards & Co., Managing Agent
 210 Park Ave, Suite 700
 Oklahoma City, OK 73102

BankFirst
 Operating Account
 P.O. Box 26788
 Oklahoma City, OK 73126
 103003632

**** TWO HUNDRED EIGHTY SEVEN AND 64/100 DOLLARS

TO THE ORDER OF

12/16/2021 **\$287.64******

CITY OF OKLAHOMA CITY
 P.O. BOX 26570
 OKLAHOMA CITY, OK 73126

James D. Fiedler

300410# 103003632# 4005215662#

Number: 300410 Date: 12/21/2021 Amount: \$287.64

4005215662

Statement Date: 12/31/21

PAGE 4

DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN ORIGINAL SIGNATURE THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE. VERIFY AUTHENTICITY BY MESSAGE# 887-237-5500 EXT. 001.

PE PACE EDWARDS AND COMPANY	Mercer Street Holdings Two, LLC dba Midland Plaza 20 First Edwards & Co., Managing Agent 210 Park Ave, Suite 700 Oklahoma City, OK 73102	BaroFirst Operating Account P.O. Box 28128 Oklahoma City, OK 73128 102003032	300411
--	---	--	--------

*** ONE THOUSAND EIGHT HUNDRED NINETY NINE AND 25/100 DOLLARS

TO THE ORDER OF	12/18/2021	\$1,899.25**
--------------------	------------	---------------------

MIKE'S SWEEPING COMPANY
P.O. BOX 1780
EDMOND, OK 73083-1780

Joe J. Fidler

300411# 403003632# 4005215662#

Number: 300411 Date: 12/23/2021 Amount: \$1899.25

restricted depository

1/6/2022

Bank Reconciliation Report

12/31/2021

4753618750

Posted by: ahopkins on 1/6/2022

Balance Per Bank Statement as of 12/31/2021	48,203.06
Reconciled Bank Balance	<u>48,203.06</u>

Balance per GL as of 12/31/2021	48,203.06
Reconciled Balance Per G/L	<u>48,203.06</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
12/7/2021	117		43,203.06	12/31/2021
12/7/2021	118		10,087.80	12/31/2021
12/29/2021	119		18,211.92	12/31/2021
Total Cleared Deposits			<u>71,502.78</u>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/13/2021	JE 111517		-43,803.00	12/31/2021
12/21/2021	JE 111515		-17,611.98	12/31/2021
Total Cleared Other Items			<u>-61,414.98</u>	

WellsOne® Account

Account number: 4753618750 ■ December 1, 2021 - December 31, 2021 ■ 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

<i>Account number</i>	<i>Beginning balance</i>	<i>Total credits</i>	<i>Total debits</i>	<i>Ending balance</i>
4753618750	\$5,000.00	\$104,618.04	-\$61,414.98	\$48,203.06

Credits

Electronic deposits/bank credits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	12/01	33,638.63	Conn's Appliance Conn's App 211130 346323 Mercer Street Holdings
	12/01	9,564.43	Starbucks Coffee 1011193842 1011193842 Mercer Street Holdings
	12/20	9,960.67	Focus Brands AP Payment 211216 53469 Mercer Street Holding
	12/21	8,251.25	Chipgril Payments 211221 465346 Mercer Street Holdings
	12/31	33,638.63	Conn's Appliance Conn's App 211230 348786 Mercer Street Holdings
	12/31	9,564.43	Starbucks Coffee 1011205406 1011205406 Mercer Street Holdings
		\$104,618.04	Total electronic deposits/bank credits
		\$104,618.04	Total credits

Debits

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	12/07	43,203.06	WT Fed#02651 Bancfirst /Ftr/Bnf=Mercer Street Holdings Two LLC Srf# Trn#211207032412 Rfb#
	12/13	599.94	Client Analysis Svc Chrg 211210 Svc Chge 1121 000004753618750
	12/21	17,611.98	WT Fed#02688 Bancfirst /Ftr/Bnf=Mercer Street Holdings Two LLC Srf# Trn#211221063180 Rfb#
		\$61,414.98	Total electronic debits/bank debits
		\$61,414.98	Total debits



Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
11/30	5,000.00	12/13	4,400.06	12/21	5,000.00
12/01	48,203.06	12/20	14,360.73	12/31	48,203.06
12/07	5,000.00				
Average daily ledger balance		\$14,922.01			



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

MERCER STREET HOLDINGS TWO
 809 BROADWAY FL 8TH
 NEW YORK NY 10003-4701



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Statement Period Date: 12/1/2021 - 12/31/2021
 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	\$184,664.99	Number of Days in Period	31
	Checks			
1	Withdrawals / Debits	\$(122.89)		
	Deposits / Credits			
12/31	Ending Balance	\$184,542.10 ✓		

Withdrawals / Debits

1 item totaling \$122.89

Date	Amount	Description
12/10	122.89	SERVICE CHARGE

Daily Balance Summary

Date	Amount
12/10	184,542.10

PLEASE NOTE THAT WE HAVE UPDATED OUR ACCOUNT RULES AND TERMS & CONDITIONS. DISCLOSURES CAN BE VIEWED ONLINE AT:
 COMMERCIAL ACCOUNT RULES: 53.COM/TM-CA-RULES TREASURY MANAGEMENT TERMS & CONDITIONS: 53.COM/TM-TC