

RAD Industrial Complex Property LP
Profit & Loss Budget vs. Actual
August through November 2024

	Aug 24			Sep 24			Oct 24			Nov 24			TOTAL		
	Aug 24	Budget	Var	Sep 24	Budget	Var	Oct 24	Budget	Var	Nov 24	Budget	Var	Aug - Nov 24	Budget	Var
Ordinary Income/Expense															
Income															
4100-00 · Rental Income	84,358	77,326		87,274	89,515		93,474	91,854		95,531	93,752		360,637	352,447	
Total Income	84,358	77,326	9%	87,274	89,515	-3%	93,474	91,854	2%	95,531	93,752	2%	360,637	352,447	2%
Expense															
Total 5000-00 · Operating Expenses	506			427			297			547			1,777		
5500-00 · Property Expenses															
5500-10 · Property Tax	9,270	8,833		9,270	8,833		9,270	8,833		9,270	8,833		37,079	35,332	
5500-20 · Insurance (Property, GL)	2,437	2,750		2,437	2,750		2,437	2,750		2,437	2,750		9,749	11,000	
5500-40 · Utilities, Other Exp (Rebilled)	443			876			752			1,426			3,497		
5500-50 · Repairs & Maintenance	2,044	1,469		2,244	1,469		2,065	1,469		1,963	1,469		8,316	5,876	
5500-90 · Property Management	4,198	3,841		4,306	4,431		4,636	4,470		4,753	4,485		17,893	17,227	
Total 5500-00 · Property Expenses	18,392	16,893		19,133	17,483		19,160	17,522		19,849	17,537		76,534	69,435	
Total Expense	18,898	16,893	12%	19,559	17,483	12%	19,457	17,522	11%	20,396	17,537	16%	78,311	69,435	13%
Net Ordinary Income	65,460	60,433	8%	67,715	72,032	-6%	74,017	74,332	0%	75,135	76,215	-1%	282,326	283,012	0%
Other Income/Expense															
Other Expense															
6100-00 · Loan Interest	33,273	33,250		32,200	33,250		33,273	33,250		32,200	33,250		130,947	133,000	
6100-90 · Asset Management	5,208	5,103		5,104	5,103		5,104	5,103		5,104	5,103		20,521	20,412	
Total Other Expense	38,482	38,353		37,304	38,353		38,377	38,353		37,304	38,353		151,467	153,412	
Net Other Income	(38,482)	(38,353)	0%	(37,304)	(38,353)	-3%	(38,377)	(38,353)	0%	(37,304)	(38,353)	-3%	(151,467)	(153,412)	-1%
Net Income	26,978	22,080	22%	30,410	33,679	-10%	35,640	35,979	-1%	37,831	37,862	0%	130,859	129,600	1%

RAD Industrial Complex Property LP
Unaudited Profit & Loss
Accrual Basis

Tenant	Category	Aug 24	Sep 24	Oct 24	Nov 24
911 Auto Group LLC Aninda Bose	Flex				3,697
Atra Janitorial Eric Cohen	Flex	5,600	5,600	5,600	5,600
B&U Foods Inc. Ulugbek Kuldoshev	Flex	6,083	6,083	6,083	6,083
Bailey Refrigeration Jennifer Farrell	Flex	6,400	6,400	6,300	6,300
InLine Services David Stothoff	Flex	5,631	5,631	5,631	5,631
Island Scooter Greg Bentley	Flex	5,900	1,180		
Jersey Bakery Sue Polacek	Flex	4,289	4,289	4,289	5,576
LJ Regency Transportation Leonard Tergis	Flex			7,604	7,604
Route 34 Associates LLC Jack Zoller	Flex	6,400	6,400	6,400	
TAJ Passion Group Rich Tazian	Flex	3,000	3,000	3,000	3,000
Total Flex		43,303	38,583	44,907	43,490
Core & Main Andy Hoover	Flex/Office	8,938	9,206	9,206	9,206
National Seating Karen Scott	Flex/Office	7,800	7,800	7,800	7,800
R.T. Kuntz Scott Thompson	Flex/Office	5,924	9,609	9,609	9,609
Total Flex/Office		22,662	26,615	26,615	26,615
Cam Cargo Corporation Valara E. Begangacha	IOS	1,000	1,000	1,000	1,000
CRA Site Work & Development Christopher Alderelli	IOS	2,700	2,700	2,700	2,700
Rushlines Inc. Paul Oshmansky	IOS	1,000	1,000	1,000	1,000
Taylor Oil Company Ron Francesconi	IOS		3,200	3,200	3,200
Vitali Car Carrier	IOS	275	275	275	275
Total IOS		4,975	8,175	8,175	8,175
Fortified Roofing John Kabourakis	Office	1,525	1,525	1,525	1,525
Modern Tech Ted Vacciano	Office	1,600	1,600	1,600	1,600
MSG Fire & Safety Michael Granit	Office	3,200	3,200	3,200	3,200
Musco Lighting Beth Vanrenterghem	Office	2,800	2,800	2,800	
Premier Climate Care Michelle Menser	Office	1,550	1,600	1,600	1,600
Schulco Real Estate Richard Schulz	Office	2,200	2,200	2,200	2,200
Total Office		12,875	12,925	12,925	10,125
Fortified Roofing John Kabourakis	Parking	100	100	100	100
Total Parking		100	100	100	100
TOTALS		83,915	86,398	92,722	88,505

RAD Industrial Complex Property LP
Unaudited Profit & Loss
Accrual Basis

	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	TOTAL
Ordinary Income/Expense						
Income						
4100-00 · Rental Income						
4100-10 · Flex		43,303	38,583	44,907	43,490	170,284
4100-20 · Flex/Office		22,662	26,615	26,615	26,615	102,506
4100-30 · IOS		4,975	8,175	8,175	8,175	29,500
4100-40 · Office		12,875	12,925	12,925	10,125	48,850
4100-50 · Parking		100	100	100	100	400
4100-60 · Expense Recovery Income		443	876	752	1,426	3,497
4100-70 · Delinquency						
4100-75 · Bad Debt						
4100-80 · Rental Deposit Capture					5,600	5,600
4100-90 · Rental Pro-rated at closing	55,370					55,370
Total 4100-00 · Rental Income	55,370	84,358	87,274	93,474	95,531	416,007
Total Income	55,370	84,358	87,274	93,474	95,531	416,007
Expense						
5000-00 · Operating Expenses						
5030-00 · G&A/Office Expenses						
5030-10 · G&A Software	120	249	249	249	256	1,123
5030-90 · Other G&A Expenses		257	178	48	291	774
Total 5030-00 · G&A/Office Expenses	120	506	427	297	547	1,897
Total 5000-00 · Operating Expenses	120	506	427	297	547	1,897
5500-00 · Property Expenses						
5500-10 · Property Tax	9,270	9,270	9,270	9,270	9,270	46,349
5500-11 · Property Tax credits at closing	(2,984)					(2,984)
5500-20 · Insurance (Property, GL)	2,437	2,437	2,437	2,437	2,437	12,186
5500-40 · Utilities, Other Exp (Rebilled)		443	876	752	1,426	3,497
5500-50 · Repairs & Maintenance		2,044	2,244	2,065	1,963	8,316
5500-90 · Property Management		4,198	4,306	4,636	4,753	17,893
Total 5500-00 · Property Expenses	8,723	18,392	19,133	19,160	19,850	85,257
Total Expense	8,842	18,898	19,559	19,457	20,397	87,153
Net Ordinary Income	46,528	65,460	67,715	74,017	75,135	328,854
Other Income/Expense						
Other Expense						
6100-00 · Loan Interest	23,613	33,273	32,200	33,273	32,200	154,560
6100-90 · Asset Management		5,208	5,104	5,104	5,104	20,521
6900-00 · Non-Recurring Expenses						
6900-20 · Advertisement & Publication	675					675
Total 6900-00 · Non-Recurring Expenses	675					675
Total Other Expense	24,288	38,482	37,304	38,377	37,304	175,756
Net Other Income	(24,288)	(38,482)	(37,304)	(38,377)	(37,304)	(175,756)
Net Income	22,239	26,978	30,410	35,640	37,831	153,098

RAD Industrial Complex Property LP
Unaudited Balance Sheet
Accrual Basis

	Jul 31, 24	Aug 31, 24	Sep 30, 24	Oct 31, 24	Nov 30, 24
ASSETS					
Current Assets					
Checking/Savings					
1000-00 · Operating BOA xx8962					
1000-10 · Operating Funds	89,773	94,210	22,342	90,609	903,779
1000-20 · Reserve Budget			125,000	94,866	82,638
Total 1000-00 · Operating BOA xx8962	89,773	94,210	147,342	185,475	986,417
1010-00 · Sec Deps BOA xx8975	67,218	76,318	83,843	83,857	75,270
Total Checking/Savings	156,991	170,528	231,185	269,332	1,061,687
Accounts Receivable					
1050-00 · Utilities Receivable		443	1,319	2,071	3,497
Total Accounts Receivable		443	1,319	2,071	3,497
Total Current Assets	156,991	170,971	232,503	271,403	1,065,184
Other Assets					
1100-00 · Asset Purchase Cost					
1100-10 · Contract Price	11,375,000	11,375,000	11,375,000	11,375,000	11,375,000
1100-30 · Closing Costs	496,324	496,324	496,324	496,324	496,324
Total 1100-00 · Asset Purchase Cost	11,871,324	11,871,324	11,871,324	11,871,324	11,871,324
1200-00 · Loan Costs (Amortize)	162,105	162,105	162,105	162,105	162,105
1300-00 · Other Costs (Expense)					
1300-20 · Insurance at closing	26,809	24,372	21,934	19,497	17,060
1300-30 · Tax Escrow	55,677	46,407	55,706	55,721	55,735
1300-40 · Capex Reserve	805	1,609	2,414	3,218	4,023
Total 1300-00 · Other Costs (Expense)	83,290	72,388	80,054	78,436	76,818
1400-00 · Alliant Holdback (Receivable)	200,000	200,000	173,405	173,405	173,405
1450-00 · Lease Costs (Amortize)	11,444	26,595	26,595	26,595	26,595
1460-00 · Tenant Improvements	4,500	15,510	24,417	30,134	38,862
1470-00 · Budgeted Reserve					3,500
1500-00 · Utilities Deposit		2,000	2,000	2,000	2,000
1900-00 · Rental Receivable/(Prepaid)		1,920	(6,464)	(12,023)	(21,180)
1960-00 · Prepaid Expenses	3,500				
Total Other Assets	12,336,163	12,351,841	12,333,436	12,331,976	12,333,428
TOTAL ASSETS	12,493,154	12,522,812	12,565,939	12,603,378	13,398,611
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Accounts Payable					
20000 · Accounts Payable	643,209	636,790	641,981	643,767	159,756
Total Accounts Payable	643,209	636,790	641,981	643,767	159,756
Total Current Liabilities	643,209	636,790	641,981	643,767	159,756
Long Term Liabilities					
2000-00 · Alliant Credit Union					

RAD Industrial Complex Property LP
Unaudited Balance Sheet
Accrual Basis

	Jul 31, 24	Aug 31, 24	Sep 30, 24	Oct 31, 24	Nov 30, 24
2000-10 · Disbursed at Closing	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
2000-20 · Funding					1,250,000
Total 2000-00 · Alliant Credit Union	6,000,000	6,000,000	6,000,000	6,000,000	7,250,000
2100-00 · Security Deposits (Payable)	67,218	76,318	83,815	83,815	75,215
2100-10 · Security Deposits Interest			28	42	55
Total Long Term Liabilities	6,067,218	6,076,318	6,083,843	6,083,857	7,325,270
Total Liabilities	6,710,427	6,713,108	6,725,824	6,727,624	7,485,026
Equity					
3000-00 · Investors Equity					
3100-00 · Capital Contributed	6,027,733	6,027,733	6,027,733	6,027,733	6,027,733
Total 3000-00 · Investors Equity	6,027,733	6,027,733	6,027,733	6,027,733	6,027,733
3200-00 · Issuance Costs	(267,246)	(267,246)	(267,246)	(267,246)	(267,246)
Net Income	22,239	49,217	79,628	115,267	153,098
Total Equity	5,782,727	5,809,705	5,840,115	5,875,755	5,913,585
TOTAL LIABILITIES & EQUITY	12,493,154	12,522,812	12,565,939	12,603,378	13,398,611

RAD Industrial Complex Property LP
A/P Aging Detail
As of November 30, 2024

Type	Name	Memo	Open Balance
Current			
Bill	RCSM Law	Other Fees at closing (payable post closing)	84,506.32
Bill	Alliant Credit Union	Debt Service	42,288.88
Bill	PCA, Survey, Reimbursement of Expenses	Other Fees at closing (payable post closing)	18,000.00
Bill	Lument	Other Fees at closing (payable post closing)	12,500.00
Bill	Chris Aldarelli	Landscaping Monthly Fee	1,500.00
Bill	First Energy	Utilities (Reimbursable)	712.07
Bill	DoorLoop	Doorloop subscription	249.00
Total Current			159,756.27

**RAD Industrial Complex Property LP
Schedule of Capex Expenses
As of November 30, 2024**

Capex, Tenant Improvements	Amount
Leak Repair/Inspection	7,700
Roof Maintenance	8,613
HVAC	6,948
Camera Installation	6,070
Tree Cutting	4,500
Electric	1,685
Other Charges	3,346
Capex, Tenant Improvements	38,862