

	Feb 1, '19	
ASSETS		
Current Assets		
Checking/Savings		
Bank Accounts		
First Republic Bank		
320 E 82nd Owner LLC	120.00	
Total First Republic Bank		120.00
Escrow		
PCO-Seiden & Schein	20,000.00	
Total Escrow		20,000.00
Total Bank Accounts		20,120.00
Total Checking/Savings		20,120.00
Total Current Assets		20,120.00
Fixed Assets		
Property		23,200,000.00
Total Fixed Assets		23,200,000.00
Other Assets		
Capital Expenditures		
Capitalized Interest		7,295,504.60
Hard Costs		
Aluminum Windows	351,370.46	
Appliances	169,189.14	
Architectural Metal & Glass	150,830.00	
Architectural Woodworking	312,140.00	
Bike Racks	2,250.00	
Carpeting / Speciality Flooring	8,891.29	
Change Orders		
CO 001 - Rear Ext. Demo	73,230.80	
CO 002 - 6th Flr Roof & Parapet	27,204.30	
CO 004 - Electrical Revisions	81,744.30	
CO 005 - Rear Demising Wall	3,116.70	
CO 006 - Bluestone Heading/Shor	14,301.00	
CO 007 - Northern Facade	75,843.00	
CO 008 - FP Revision	74,661.30	
CO 009 - Plumbing Revisions	39,058.20	
CO 010 - HVAC Revisions	53,415.90	
CO 011 - Greenhouse/Rear Wall	111,171.00	
CO 012 - Flooring Revisions	3,918.00	
CO 013 - Repair Eastern Wall	41,516.10	
CO 014 - Wireless Controls	4,407.30	
CO 015 - Waterproofing Rear Ext	37,077.30	
CO 016 - 3rd Floor Model Unit	42,500.00	
CO 017 - North Facade Flashing	10,436.00	
CO 018 - Gen Con Time Extension	81,829.00	
CO 020 - Basement MEP Demo	2,096.00	
CO 021 - Front & Side Gates	29,150.00	
CO 022 - Simons Hardware	16,978.00	
CO 024 - Hose Bitts	21,571.00	
CO 025 - Reframing/Addl. Walls	3,194.00	
CO 026 - Add. Closet Doors	15,754.20	
CO 028 - Cust./Install Wood Bath	7,029.00	
CO 029 - Add. Roof Pavers	22,504.00	
CO 033 - 2nd Floor, Bed #4	18,687.00	
CO 034 - Cellar Slab Repair	861.00	
Total Change Orders		913,254.40
Concrete		240,225.00
Contractor		
Contingency		
CO #3 - Additional Steel	97,843.40	
Contingency - Other	127,557.78	
Total Contingency		225,401.18
Contractor's Fee	228,153.40	
General Conditions	577,639.50	
Insurance	183,096.80	
Preconstruction Services	62,003.00	
Total Contractor		1,276,293.88
Demolition	471,880.00	
Doors & Frames	60,494.86	
Drywall & Ceilings	445,488.45	
ERIs	58,000.00	
Electrical, Comm., Security	495,122.32	
Elevator Cab	52,871.88	
Elevator	3,238.86	
Exterior Scaffolding	119,506.22	
Fire Alarm	9,290.96	
Fireproofing	38,000.00	
Forestopping	9,000.00	
Hardware & Fixtures	582,875.51	
Hollow Metal	17,120.64	
HVAC	611,463.97	
Insurance Claim		
Flood	-1,838.83	
Laborer Injury	226.25	
Total Insurance Claim		-1,612.58
Kitchens & Bath Allowance		328,807.52
Lienable Soft Costs		
Architect	267,433.00	

Balance Sheet Standard

All Transactions

	Feb 1, '19
Construction Monitoring Engineer	16,000.00
MEP Engineer	143,498.39
Structural Engineer	32,166.00
Total Engineer	175,665.39
Special Inspections	62,315.00
Total Usable Soft Costs	521,393.39
Mail Boxes	1,800.00
Masonry	300,000.00
Painting	200,029.50
Plumbing	350,535.68
Punchlist	146,655.95
Roofing	169,200.00
Sprinkler	137,700.00
Settlements	382,477.50
Skylight	-2,000.00
Shoring Engineering	4,500.00
Shoring Installation	60,000.00
Site Protection	32,120.75
Stone, Install & Waterproofing	608,814.58
Structural Steel	336,878.13
Survey Requirements	1,800.00
Temporary Roofing	10,000.00
Trash Chutes	62,499.99
Wood Flooring & Sub Floor	364,062.97
Hard Costs - Other	27,699.62
Total Hard Costs	10,442,760.84
Soft Costs	
Banking Error	1,333.72
Bank Service Charges	631.73
Cleaning Service	14,485.28
Common Charges	93,078.52
Expediting Services	
Environmental	
ACP-S Filings	7,471.35
Soil Geotechnical Reports	7,325.00
Total Environmental	14,796.35
Permitting Fees & Expediter	66,744.09
Total Expediting Services	81,540.44
Exterminator	435.50
Gifts/Donations	7,308.86
Gym Equipment	6,149.81
Insurance	435,841.13
Internet/Phone	4,148.29
Late Fees	21,133.72
Legal	
Construction Attorney	17,162.00
General Attorney	6,809.76
Tax Attorney	450.00
Total Legal	24,421.76
Locksmith	2,170.42
Marketing & Advertising	
Collateral-Brochures & Posters	101,842.80
Graphic Design	653.25
Printing	38,369.13
Signage	3,417.18
Website & Domain	895.16
Total Marketing & Advertising	145,177.52
Miscellaneous	20,518.01
Neighbor Concessions	13,890.23
Offering Plan	
Filing Fees	34,520.21
Legal	21,627.95
Tax Consultant	3,350.00
Offering Plan - Other	32,630.00
Total Offering Plan	92,528.16
Office & Supplies	
Hardware & Software	1,840.20
Messenger Services	328.70
Misc. Supplies	267.71
Shipping	2,436.25
Total Office & Supplies	4,872.86
Organizational Expenses	4,691.50
Professionals	
Accounting	385.00
Building Superintendent	2,100.00
Interior Designer	97,508.35
Project Bonus	52,000.00
Project Manager Assistant	2,855.25
Project Manager	
Reimbursements	4,497.10
Project Manager - Other	240,864.85
Total Project Manager	245,361.95
Total Professionals	400,610.55
Reimbursements	240.98

Balance Sheet Standard

All Transactions

	Feb 1, '19
Renderings	13,580.00
Staged Unit (FF&E)	
Artwork & Decor	20,203.50
Flowers	367.51
Furniture	45,350.36
Warehousing/Delivery/Placement	19,434.90
Staged Unit (FF&E) - Other	1,758.00
Total Staged Unit (FF&E)	87,114.27
Taxes	
Corporate Taxes	75.00
Property Taxes	872,788.70
Total Taxes	872,863.70
Transportation/Parking	515.00
Utilities	108,597.58
Total Soft Costs	2,457,879.54
Transaction Costs	
Cap Rate (LIBOR Hedge)	21,700.00
Consultants	
Appraiser	11,700.00
Architect Report	9,800.00
Due Diligence	20,000.00
Engineer Report	8,000.00
Entity Review	6,219.00
Environmental	7,000.00
Insurance Review	5,325.00
Zoning	4,523.00
Total Consultants	72,567.00
Fees	
Broker Fees	1,316,005.33
Cap Rate Fees	6,000.00
Legal Fees	680,902.26
Lender Fees	1,123,755.24
Management Fees	500.00
Servicing Fees	6,640.00
Underwriting Fees	2,035.00
Total Fees	3,135,837.83
KYC Review	11,036.14
Miscellaneous Expenses	100.00
Stub Interest	70,430.59
Taxes	245,625.00
Title & Recording Fees	1,342,035.92
Error	9,002.26
Total Transaction Costs	4,908,334.74
Unused Reserves	
Reserves - Refinance #2	
Pembroke - Insurance	20,971.84
Pembroke - Interest, CC, Market	1,792.28
Total Reserves - Refinance #2	22,764.12
Reserves - Acquisition	
RCC Longview - Acct 15032	1,767,792.12
Fidelity - Acct 1720035945	1,793,130.04
Fidelity - Acct 1720035946	633,558.15
Reserves - Acquisition - Other	-4,194,480.31
Total Reserves - Acquisition	0.00
Total Unused Reserves	22,764.12
Total Capital Expenditures	25,127,243.84
Total Other Assets	25,127,243.84
TOTAL ASSETS	48,347,363.84
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Security Deposit	56,000.00
Promissory Notes	
Sponsor Contributions	
Butterfly Trust	
Payable Transfer	143,700.00
Total Butterfly Trust	143,700.00
David J. Mitchell	
Payable ATM Card	2,032.28
Payable Cash	1,500.00
Payable Credit Cards	
Payable Credit Card (AMEX)	873,378.82
Payable Credit Card (VISA)	20,123.79
Total Payable Credit Cards	893,502.61
Payable Transfers	1,618,948.08
Payable Wires	3,000.00

	Feb 1, '19
Total David J. Mitchell	2,518,983.97
Mitchell Holdings LLC	153,442.05
Total Sponsor Contributions	<u>2,816,126.02</u>
Total Promissory Notes	<u>2,816,126.02</u>
Total Other Current Liabilities	<u>2,872,126.02</u>
Total Current Liabilities	2,872,126.02
Long Term Liabilities	
Loans	
Refinance #2	
Pembroke - Senior Loan	24,050,131.71
Total Refinance #2	24,050,131.71
Acquisition	
Fidelity - Acq. Loan (5841)	-177,672.42
Fidelity - Building Loan (5946)	916,193.75
Fidelity - Project Loan (5945)	-23,024.69
RCG - Mezzanine Loan (15032)	454,859.02
Acquisition - Other	-1,170,355.66
Total Acquisition	<u>0.00</u>
Total Loans	<u>24,050,131.71</u>
Total Long Term Liabilities	<u>24,050,131.71</u>
Total Liabilities	26,922,257.73
Equity	
Surplus Funds	1,270.99
Equity Contributions	10,625,000.00
Net Income	10,798,835.12
Total Equity	<u>21,425,106.11</u>
TOTAL LIABILITIES & EQUITY	<u><u>48,347,363.84</u></u>