

Alpha V
12 Month Budget
01/16 to 12/16

Account	01/16	02/16	03/16	04/16	05/16	06/16	07/16	08/16	09/16	10/16	11/16	12/16	Total	PSF
INCOME:														
4000-000 Base Rent Income	24,567	24,567	24,567	24,567	24,567	24,567	24,567	24,567	24,567	22,476	22,476	22,476	288,530	3.59
4100-000 Common Area Maintenance Income	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	3,595	3,595	3,595	49,187	.61
4300-000 Real Estate Tax Income	6,131	6,131	6,131	6,131	6,131	6,131	6,131	6,131	6,131	5,166	5,166	5,166	70,679	.88
Total Income	34,965	31,237	31,237	31,237	408,395	5.08								
EXPENSES:														
Recoverable Expenses:														
5000-000 Utilities	1,935	1,695	1,804	1,372	1,120	1,023	1,056	1,139	1,141	1,141	1,326	1,461	16,213	.20
5200-000 Trash Removal	0	0	0	0	0	0	0	400	0	0	0	0	400	.00
5500-000 HVAC	0	1,000	0	0	0	1,460	0	0	0	0	1,460	0	3,920	.05
5800-000 Roof	500	750	750	1,250	1,250	9,000	1,200	1,250	1,250	2,500	0	0	19,700	.25
5900-000 Fire/Life Safety	0	177	0	0	877	0	0	177	0	0	177	0	1,408	.02
6100-000 General Building	0	0	300	145	0	0	0	0	300	145	0	0	890	.01
6200-000 Landscaping	0	0	0	492	492	492	492	492	492	492	0	0	3,444	.04
6250-000 Grounds	195	195	195	195	195	195	195	195	195	195	195	195	2,340	.03
6300-000 Snow Removal	2,400	2,400	2,400	0	0	0	0	0	0	0	2,400	2,400	12,000	.15
6400-000 Parking Lot/Garage	0	0	0	0	0	548	1,500	0	0	0	0	0	2,048	.03
6600-000 Real Estate Taxes	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	126,000	1.57
6700-000 Insurance	108	108	108	108	108	108	111	111	111	111	111	111	1,314	.02
6800-000 Management Fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	.30
Total Recoverable Expenses	17,638	18,825	18,057	16,062	16,542	25,326	17,054	16,264	15,989	17,084	18,169	16,667	213,677	2.66
Non-Recoverable Expenses:														
7000-000 Utilities-N/R	438	438	438	438	438	438	438	438	438	438	438	438	5,256	.07
8500-000 Professional Fees-N/R	0	0	0	0	0	0	0	0	0	0	0	375	375	.00
8900-000 Administrative-N/R	170	170	170	170	170	170	170	170	170	170	170	170	2,040	.03
Total Non-Recoverable Expenses	608	983	7,671	.10										
NET OPERATING INCOME	16,719	15,532	16,300	18,295	17,815	9,031	17,303	18,093	18,368	13,545	12,460	13,587	187,047	2.33
NET INCOME (LOSS)	16,719	15,532	16,300	18,295	17,815	9,031	17,303	18,093	18,368	13,545	12,460	13,587	187,047	2.33

FIXED ASSETS

Alpha V
12 Month Budget
01/16 to 12/16

Account	01/16	02/16	03/16	04/16	05/16	06/16	07/16	08/16	09/16	10/16	11/16	12/16	Total	PSF
1300-000 Building	0	0	0	0	0	0	0	0	0	0	(6,000)	0	(6,000)	(.07)
1500-000 Leasing Commissions	(819)	0	0	0	0	0	0	0	0	0	0	(4,600)	(5,419)	(.07)
Net Decrease (Increase) in Fixed Assets	(819)	0	0	0	0	0	0	0	0	0	(6,000)	(4,600)	(11,419)	(.14)
MISC CASH FLOW ADJUSTMENTS														
9999-700 Accrual to Cash Adjustments	8,981	8,981	8,981	8,981	(44,257)	8,981	7,670	8,984	8,984	(44,254)	8,984	8,984	0	.00
Total Cash Flow Adj.	8,162	8,981	8,981	8,981	(44,257)	8,981	7,670	8,984	8,984	(44,254)	2,984	4,384	(11,419)	(.14)
NET CASH FLOW	24,881	24,513	25,281	27,276	(26,442)	18,012	24,973	27,077	27,352	(30,709)	15,444	17,971	175,628	2.18

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Account	01/16	02/16	03/16	04/16	05/16	06/16	07/16	08/16	09/16	10/16	11/16	12/16	Total	PSF
INCOME:														
4000-000 Base Rent Income	24,567	24,567	24,567	24,567	24,567	24,567	24,567	24,567	24,567	22,476	22,476	22,476	288,530	3.59
Account Detail:														
- Elite6Ops Minnesota, Inc. (BRT) M26-2650	4,758	4,758	4,758	4,758	4,758	4,758	4,758	4,758	4,758	4,758	4,758	4,758	57,096	
- Launch Logistix, Inc. (BRT) M26-2670	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	24,189	
- Launch Logistix, Inc. (BRT) M26-2670a	2,799	2,799	2,799	2,799	2,799	2,799	2,799	2,799	2,799	2,799	2,799	2,799	33,586	
- MainGate, Inc. (BRT) M26-2680	2,090	2,090	2,090	2,090	2,090	2,090	2,090	2,090	2,090	0	0	0	18,814	
- Polar Semiconductor, Inc. (BRT) M26-2600	10,954	10,954	10,954	10,954	10,954	10,954	10,954	10,954	10,954	10,954	10,954	10,954	131,449	
- Radiant Global Logistics, Inc. (BRT) M26	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	23,396	
4100-000 Common Area Maintenance Income	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	3,595	3,595	3,595	49,187	.61
Account Detail:														
- Elite6Ops Minnesota, Inc. (CAM) M26-2650	1,315	1,315	1,315	1,315	1,315	1,315	1,315	1,315	1,315	1,315	1,315	1,315	15,782	
- Launch Logistix, Inc. (CAM) M26-2670	672	672	672	672	672	672	672	672	672	672	672	672	8,066	
- Launch Logistix, Inc. (CAM) M26-2670a	935	935	935	935	935	935	935	935	935	935	935	935	11,223	
- MainGate, Inc. (CAM) M26-2680	672	672	672	672	672	672	672	672	672	0	0	0	6,050	
- Radiant Global Logistics, Inc. (CAM) M26	672	672	672	672	672	672	672	672	672	672	672	672	8,066	
4300-000 Real Estate Tax Income	6,131	6,131	6,131	6,131	6,131	6,131	6,131	6,131	6,131	5,166	5,166	5,166	70,679	.88
Account Detail:														
- Elite6Ops Minnesota, Inc. (RET) M26-2650	1,890	1,890	1,890	1,890	1,890	1,890	1,890	1,890	1,890	1,890	1,890	1,890	22,680	
- Launch Logistix, Inc. (RET) M26-2670	966	966	966	966	966	966	966	966	966	966	966	966	11,592	
- Launch Logistix, Inc. (RET) M26-2670a	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	16,128	
- MainGate, Inc. (RET) M26-2680	965	965	965	965	965	965	965	965	965	0	0	0	8,687	
- Radiant Global Logistics, Inc. (RET) M26	966	966	966	966	966	966	966	966	966	966	966	966	11,592	
Total Income	34,965	34,965	34,965	34,965	34,965	34,965	34,965	34,965	34,965	31,237	31,237	31,237	408,395	5.08
EXPENSES:														
Recoverable Expenses:														
5000-100 Electricity	625	595	525	472	403	343	389	473	475	475	475	500	5,750	.07
From	To	Account Notes:												
01/16	12/16	Based on 2015 actual costs and leasing projections, with an anticipated 3% increase per Xcel Energy.												
5000-200 Gas	677	467	646	267	84	47	34	33	33	33	218	328	2,867	.04
From	To	Account Notes:												
01/16	12/16	Based on 2015 actual costs and leasing projections, with an anticipated 3% increase per Centerpoint Energy, for gas service to the rooftop units and unit heaters within the mechanical rooms and vacant spaces to keep pipes from freezing.												

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5000-300 Water & Sewer	633	633	633	633	633	633	633	633	633	633	633	633	7,596	.09
From To Account Notes:														
01/16 12/16	Based on 2015 actual costs and leasing projections, and with an anticipated 3% increase per the City of Bloomington.													
5200-900 Trash Removal Miscellaneous	0	0	0	0	0	0	0	400	0	0	0	0	400	.00
From To Account Notes:														
01/16 12/16	\$400 for miscellaneous debris removal.													
5500-100 HVAC Contract	0	0	0	0	0	460	0	0	0	0	460	0	920	.01
From To Account Notes:														
01/16 12/16	Based on a contract with Welsh Facility Services for bi-annual preventative maintenance for ten rooftop units.													
5500-300 HVAC Repairs	0	1,000	0	0	0	1,000	0	0	0	0	1,000	0	3,000	.04
From To Account Notes:														
01/16 12/16	Based on historical repair costs due to the age of the rooftop units.													
5800-300 Roof Repairs	500	750	750	1,250	1,250	9,000	1,200	1,250	1,250	2,500	0	0	19,700	.25
From To Account Notes:														
01/16 12/16	Based on historic repair costs for roof leaks throughout the year due to the age of the roof and \$9,000 in June for the roof preventative maintenance.													
5900-000 Fire/Life Safety	0	177	0	0	877	0	0	177	0	0	177	0	1,408	.02
From To Account Notes:														
01/16 12/16	\$177 per quarter for the fire monitoring by Trans-Alarm, \$400 in May for the annual fire extinguisher inspection by Nardini and \$300 in May for the annual fire sprinkler inspection by Gilbert Mechanical.													
6100-300 General Building Repairs	0	0	300	0	0	0	0	0	300	0	0	0	600	.01
From To Account Notes:														
01/16 12/16	\$600 for electrical repairs, replacement of exterior & mechanical room bulbs and ballasts, and miscellaneous plumbing repairs.													

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Account	01/16	02/16	03/16	04/16	05/16	06/16	07/16	08/16	09/16	10/16	11/16	12/16	Total	PSF
6100-350 Exterminating	0	0	0	145	0	0	0	0	0	145	0	0	290	.00
From To Account Notes:														
01/16 12/16	Exterminating based on a preferred pricing contract with Adam's Pest Control negotiated by Colliers MSP Procurement Services.													
6200-100 Landscaping Contract	0	0	0	492	492	492	492	492	492	492	0	0	3,444	.04
From To Account Notes:														
01/16 12/16	Based on a preferred pricing contract with Curbside negotiated by Colliers MSP Procurement Services.													
6250-100 Grounds Contract	195	195	195	195	195	195	195	195	195	195	195	195	2,340	.03
From To Account Notes:														
01/16 12/16	Maintenance technician on-site one day a week for one hour to complete miscellaneous building repairs, light bulb replacements, exterior lighting tests, etc.; based on preferred pricing with Welsh Facility Services, negotiated by Colliers MSP Procurement Services.													
6300-100 Snow Removal Contract	2,400	2,400	2,400	0	0	0	0	0	0	0	2,400	2,400	12,000	.15
From To Account Notes:														
01/16 12/16	Based on a preferred pricing, fixed monthly, contract with Curbside negotiated by Colliers MSP Procurement Services.													
6400-300 Parking Lot/Garage Repairs	0	0	0	0	0	0	1,500	0	0	0	0	0	1,500	.02
From To Account Notes:														
01/16 12/16	\$1,500 for miscellaneous crack filling and repairs, including anticipated asphalt ramps needed for the downspouts located on the dock side of the building.													
6400-500 Striping	0	0	0	0	0	291	0	0	0	0	0	0	291	.00
From To Account Notes:														
01/16 12/16	Based on a preferred pricing contract with Superior Striping negotiated by Colliers MSP Procurement Services.													
6400-600 Sweeping	0	0	0	0	0	257	0	0	0	0	0	0	257	.00
From To Account Notes:														
01/16 12/16	Based on a preferred pricing contract with Reliakor negotiated by Colliers MSP Procurement Services.													

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6600-100 Real Estate Taxes-Building	10,500	126,000	1.57											
From To Account Notes:														
01/16 12/16														
6700-000 Insurance	108	108	108	108	108	108	111	111	111	111	111	111	1,314	.02
From To Account Notes:														
01/16 12/16														
6800-100 Property Management Fees-Welsh	2,000	24,000	.30											
Account Detail:														
- Management fee	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	
Total Recoverable Expenses	17,638	18,825	18,057	16,062	16,542	25,326	17,054	16,264	15,989	17,084	18,169	16,667	213,677	2.66
Non-Recoverable Expenses:														
7000-300 Water & Sewer-N/R	438	5,256	.07											
From To Account Notes:														
01/16 12/16														
8500-455 Tenant Relations-N/R	0	375	375	.00										
From To Account Notes:														
01/16 12/16														
8900-200 Bank Charges-N/R	170	2,040	.03											
From To Account Notes:														
01/16 12/16														
Total Non-Recoverable Expenses	608	983	7,671	.10										
NET OPERATING INCOME	16,719	15,532	16,300	18,295	17,815	9,031	17,303	18,093	18,368	13,545	12,460	13,587	187,047	2.33

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Account	01/16	02/16	03/16	04/16	05/16	06/16	07/16	08/16	09/16	10/16	11/16	12/16	Total	PSF
NET INCOME (LOSS)	16,719	15,532	16,300	18,295	17,815	9,031	17,303	18,093	18,368	13,545	12,460	13,587	187,047	2.33
FIXED ASSETS														
1300-100 Building Improvements	0	0	0	0	0	0	0	0	0	0	(6,000)	0	(6,000)	(.07)
From	To	Account Notes:												
01/16	12/16	\$6,000 for the replacement of one rooftop unit as needed, based on the age of the units.												
1500-000 Leasing Commissions	(819)	0	0	0	0	0	0	0	0	0	0	(4,600)	(5,419)	(.07)
Account Detail:														
- Leasing Commission for Polar Semiconduct	0	0	0	0	0	0	0	0	0	0	0	(4,600)	(4,600)	
- Leasing Commission for Radiant Global Lo	(819)	0	0	0	0	0	0	0	0	0	0	0	(819)	
Net Decrease (Increase) in Fixed Assets	(819)	0	0	0	0	0	0	0	0	0	(6,000)	(4,600)	(11,419)	(.14)
MISC CASH FLOW ADJUSTMENTS														
9999-710 Real Estate Tax Adjustment	8,873	8,873	8,873	8,873	(44,365)	8,873	8,873	8,873	8,873	(44,365)	8,873	8,873	0	.00
9999-720 Insurance Adjustment	108	108	108	108	108	108	(1,203)	111	111	111	111	111	0	.00
Total Cash Flow Adj.	8,162	8,981	8,981	8,981	(44,257)	8,981	7,670	8,984	8,984	(44,254)	2,984	4,384	(11,419)	(.14)
NET CASH FLOW	24,881	24,513	25,281	27,276	(26,442)	18,012	24,973	27,077	27,352	(30,709)	15,444	17,971	175,628	2.18