



FINANCIAL REPORT
For The Month & Year Ending December 2010

Property Located At:
123 Avenue Of The Stars
Los Angeles, CA 90067

Prepared For:
George S. Washington
Driscoll Park Plaza
123 Avenue Of The Stars
Los Angeles, CA 90067

| | |
|---|-----|
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OPERATING STATEMENT

December 2010

Driscoll Park Plaza

| | | | Dec-10 | % | TOTAL | % |
|---|-------------|--------------------------|---------------|-------------|----------------|-------------|
| <u>INCOME</u> | | | | | | |
| | 4110 | Rent/Lease Income | 33,213 | 89% | 400,195 | 88% |
| | 4130 | Parking | 1,404 | 4% | 16,449 | 4% |
| | 4310 | CAM | 2,723 | 7% | 37,501 | 8% |
| TOTAL INCOME | | | 37,340 | 100% | 454,144 | 100% |
| <u>EXPENSES: OPERATING EXP</u> | | | | | | |
| | 5101 | Cable TV/Muzak | 89 | 0% | 1,071 | 0% |
| | 5103 | Cleaning | - | 0% | 500 | 0% |
| | 5107 | Elevator | 91 | 0% | 1,092 | 0% |
| | 5109 | Gardening | 125 | 0% | 1,500 | 0% |
| | 5111 | Insurance - Property | 768 | 2% | 9,952 | 2% |
| | 5112 | Insurance - EQ | | 0% | 5,200 | 1% |
| | 5113 | Janitorial | 1,850 | 5% | 22,200 | 5% |
| | 5115 | Janitorial Supplies | - | 0% | 2,473 | 1% |
| | 5117 | Lot Sweeping | 115 | 0% | 1,380 | 0% |
| | 5120 | Painting | | 0% | 3,011 | 1% |
| | 5121 | Parking Areas | - | 0% | 758 | 0% |
| | 5123 | Pest Control | 94 | 0% | 1,123 | 0% |
| | 5127 | Real Estate Taxes | 12,536 | 34% | 25,072 | 6% |
| | 5131 | Supplies | | 0% | 567 | 0% |
| | 5133 | Trash Removal | 195 | 1% | 2,345 | 1% |
| | 5135 | Waste Disposal | 30 | 0% | 392 | 0% |
| | 5139 | Utility - Electricity | 2,010 | 5% | 28,100 | 6% |
| | 5140 | Telephone/Internet | 107 | 0% | 1,254 | 0% |
| | 5147 | Water | 48 | 0% | 550 | 0% |
| TTL Operating Expenses | | | 18,058 | 48% | 108,541 | 24% |
| <u>EXPENSES: Maint/Reprs/Replc</u> | | | | | | |
| | 5205 | Carpeting & Flooring | | 0% | 2,938 | 1% |
| | 5207 | Electrical | 75 | 0% | 1,505 | 0% |
| | 5213 | Fire & Alarm Equip | 333 | 1% | 1,080 | 0% |
| | 5215 | General | 765 | 2% | 3,549 | 1% |
| | 5217 | Glass & Screens | - | 0% | 317 | 0% |
| | 5219 | HVAC | 108 | 0% | 7,322 | 2% |
| | 5221 | Landscaping | 189 | 1% | 1,174 | 0% |
| | 5223 | Lighting Fix & Bulbs | 132 | 0% | 775 | 0% |
| | 5225 | Locks & Hardware | | 0% | 1,190 | 0% |
| | 5225 | Painting | 189 | 1% | 1,203 | 0% |
| | 5229 | Parking Areas | | 0% | 535 | 0% |
| | 5231 | Plumbing | | 0% | 786 | 0% |
| | 5233 | Roofing | 285 | 1% | 635 | 0% |
| | 5235 | Signs & Directories | | 0% | 832 | 0% |
| | 5249 | Window Coverings | 313 | 1% | 631 | 0% |
| TTL Maint/Reprs/Replc | | | 2,389 | 6% | 24,471 | 5% |
| <u>EXPENSES: General & Admin</u> | | | | | | |
| | 5422 | Licenses/Fees | 0 | 0% | 1,700 | 0% |
| | 5490 | Federal & State Fee | 0 | 0% | 575 | 0% |
| | 5510 | Fees & Permits | 0 | 0% | 358 | 0% |
| | 5615 | Bank Charges | 25 | 0% | 321 | 0% |
| | 5619 | Credit Report Fees | 23 | 0% | 45 | 0% |
| | 5630 | Legal Fees | 0 | 0% | 364 | 0% |
| | 5640 | Management on Site | 973 | 3% | 12,519 | 3% |
| | 5645 | Office Expense | 15 | 0% | 59 | 0% |
| | 5664 | Postage & Delivery | 22 | 0% | 137 | 0% |
| | 5665 | Professional Services | 40 | 0% | 2,910 | 1% |
| TTL General & Admin. | | | 1,098 | 3% | 18,988 | 4% |
| TTL Financial Expenses | 6305 | Loan # 1 Interest | 12,765 | 34% | 153,677 | 34% |
| TOTAL EXPENSES | | | 34,309 | 92% | 305,678 | 67% |
| NET OPERATING INCOME | | | 3,031 | 8% | 148,466 | 33% |

OPERATING STATEMENT

December 2010

Driscoll Park Plaza

| | Jan-10 | Feb-10 | Mar-10 | Apr-10 | May-10 | Jun-10 | Jul-10 | Aug-10 | Sep-10 | Oct-10 | Nov-10 | Dec-10 | TOTAL |
|------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| INCOME | | | | | | | | | | | | | |
| 4110 Rent/Lease Income | 34,322 | 51,186 | 34,411 | 34,343 | 31,696 | 30,414 | 31,632 | 26,754 | 31,045 | 30,045 | 31,132 | 33,213 | 400,195 |
| 4130 Parking | 990 | 855 | 1,095 | 1,110 | 3,036 | 805 | 940 | 2,605 | 1,245 | 1,380 | 982 | 1,404 | 16,449 |
| 4310 CAM | 3,125 | 3,123 | 2,727 | 3,123 | 2,723 | 2,723 | 2,723 | 5,133 | 2,655 | 3,595 | 3,126 | 2,723 | 37,501 |
| TOTAL INCOME | 38,437 | 55,165 | 38,232 | 38,577 | 37,455 | 33,942 | 35,296 | 34,492 | 34,946 | 35,020 | 35,241 | 37,340 | 454,144 |

| | Jan-10 | Feb-10 | Mar-10 | Apr-10 | May-10 | Jun-10 | Jul-10 | Aug-10 | Sep-10 | Oct-10 | Nov-10 | Dec-10 | TOTAL |
|--------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| EXPENSES: OPERATING EXP | | | | | | | | | | | | | |
| 5101 Cable TV/Muzak | 89 | 89 | 89 | 89 | 89 | 89 | 89 | 89 | 89 | 89 | 89 | 89 | 1,071 |
| 5103 Cleaning | - | 125 | - | - | 125 | - | - | 125 | - | - | 125 | - | 500 |
| 5107 Elevator | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 1,092 |
| 5109 Gardening | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 1,500 |
| 5111 Insurance - Property | | 2,274 | 768 | 768 | 768 | 768 | 768 | 768 | 768 | 768 | 768 | 768 | 9,952 |
| 5112 Insurance - EQ | 867 | 867 | 867 | 867 | 867 | 867 | - | - | - | - | - | - | 5,200 |
| 5113 Janitorial | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 | 22,200 |
| 5115 Janitorial Supplies | - | - | 1,042 | 588 | 705 | 50 | 36 | 6 | 29 | 9 | 9 | - | 2,473 |
| 5117 Lot Sweeping | 115 | 115 | 115 | 115 | 115 | 115 | 115 | 115 | 115 | 115 | 115 | 115 | 1,380 |
| 5120 Painting | - | - | - | 101 | 125 | - | 2,785 | - | - | - | - | - | 3,011 |
| 5121 Parking Areas | - | - | 379 | - | - | 210 | - | - | - | 169 | - | - | 758 |
| 5123 Pest Control | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 1,123 |
| 5127 Real Estate Taxes | - | - | - | 12,536 | - | - | - | - | - | - | - | 12,536 | 25,072 |
| 5131 Supplies | - | 79 | - | - | 29 | - | - | - | 459 | - | - | - | 567 |
| 5133 Trash Removal | 195 | 195 | 195 | 195 | 195 | 195 | 195 | 195 | 195 | 195 | 195 | 195 | 2,345 |
| 5135 Waste Disposal | 24 | 33 | 34 | 34 | 35 | 32 | 35 | 36 | 35 | 35 | 30 | 30 | 392 |
| 5139 Utility - Electricity | 2,100 | 2,139 | 2,307 | 2,476 | 2,606 | 2,455 | 2,685 | 2,703 | 2,583 | 2,027 | 2,010 | 2,010 | 28,100 |
| 5140 Telephone/Internet | 97 | 114 | 108 | 76 | 108 | 108 | 108 | 107 | 108 | 108 | 107 | 107 | 1,254 |
| 5147 Water | 33 | 35 | 39 | 75 | 58 | 32 | 34 | 51 | 48 | 48 | 48 | 48 | 550 |
| TTL Operating Expenses | 5,680 | 8,225 | 8,101 | 20,079 | 7,984 | 7,080 | 9,010 | 6,356 | 6,589 | 5,723 | 5,655 | 18,058 | 108,541 |

OPERATING STATEMENT

December 2010

Driscoll Park Plaza

| EXPENSES: Maint/Reprs/Replc | Jan-10 | Feb-10 | Mar-10 | Apr-10 | May-10 | Jun-10 | Jul-10 | Aug-10 | Sep-10 | Oct-10 | Nov-10 | Dec-10 | TOTAL |
|------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 5205 Carpeting & Flooring | - | 679 | - | - | - | - | 1,470 | - | - | - | 789 | - | 2,938 |
| 5207 Electrical | 126 | - | 75 | - | 232 | 711 | 125 | 160 | - | - | - | 75 | 1,505 |
| 5213 Fire & Alarm Equip | - | 229 | - | - | 229 | - | - | 289 | - | - | - | 333 | 1,080 |
| 5215 General | 179 | - | - | - | - | - | 1,250 | 710 | 365 | - | 280 | 765 | 3,549 |
| 5217 Glass & Screens | - | 139 | - | - | 178 | - | - | - | - | - | - | - | 317 |
| 5219 HVAC | 246 | 1,585 | - | 1,033 | - | 593 | 2,072 | 571 | 275 | 717 | 123 | 108 | 7,322 |
| 5221 Landscaping | 239 | - | 40 | - | - | 627 | - | - | - | - | 79 | 189 | 1,174 |
| 5223 Lighting Fix & Bulbs | - | - | 163 | - | - | - | - | 217 | - | 263 | - | 132 | 775 |
| 5225 Locks & Hardware | 200 | 331 | 75 | - | 95 | - | - | 76 | - | 412 | - | - | 1,190 |
| 5225 Painting | - | - | 279 | - | 310 | - | - | 425 | - | - | - | 189 | 1,203 |
| 5229 Parking Areas | - | - | - | - | - | 317 | - | - | - | 218 | - | - | 535 |
| 5231 Plumbing | 190 | - | - | 413 | - | - | - | 183 | - | - | - | - | 786 |
| 5233 Roofing | 275 | 75 | - | - | - | - | - | - | - | - | - | 285 | 635 |
| 5235 Signs & Directories | - | - | - | - | - | 189 | - | - | 214 | - | 429 | - | 832 |
| 5249 Window Coverings | - | - | - | - | - | - | 108 | - | 211 | - | - | 313 | 631 |
| TTL Maint/Reprs/Replc | 1,455 | 3,038 | 632 | 1,446 | 1,044 | 2,437 | 5,025 | 2,631 | 1,065 | 1,610 | 1,700 | 2,389 | 24,471 |

| EXPENSES: General & Admin | Jan-10 | Feb-10 | Mar-10 | Apr-10 | May-10 | Jun-10 | Jul-10 | Aug-10 | Sep-10 | Oct-10 | Nov-10 | Dec-10 | TOTAL |
|--------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 5422 Licenses/Fees | 0 | 0 | 0 | 800 | 0 | 900 | 0 | 0 | 0 | 0 | 0 | 0 | 1,700 |
| 5490 Federal & State Fee | 0 | 200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 375 | 0 | 0 | 575 |
| 5510 Fees & Permits | 0 | 0 | 358 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 358 |
| 5615 Bank Charges | 0 | 38 | 35 | 0 | 4 | 11 | 71 | 15 | 42 | 37 | 42 | 25 | 321 |
| 5619 Credit Report Fees | 0 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 23 | 45 |
| 5630 Legal Fees | 920 | -866 | 0 | 0 | 560 | -250 | 0 | 0 | 0 | 0 | 0 | 0 | 364 |
| 5640 Management on Site | 1,418 | 1,211 | 1,069 | 900 | 1,159 | 994 | 900 | 966 | 969 | 971 | 989 | 973 | 12,519 |
| 5645 Office Expense | 13 | 0 | 0 | 0 | 10 | 0 | 21 | 0 | 0 | 0 | 0 | 15 | 59 |
| 5664 Postage & Delivery | 33 | 0 | 0 | 26 | 0 | 34 | 0 | 0 | 22 | 0 | 0 | 22 | 137 |
| 5665 Professional Services | 1,255 | 1,255 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 2,910 |
| TTL General & Admin. | 3,638 | 1,837 | 1,502 | 977 | 1,774 | 829 | 1,043 | 1,021 | 1,074 | 1,423 | 1,071 | 1,098 | 18,988 |

| EXPENSES: Financial | Jan-10 | Feb-10 | Mar-10 | Apr-10 | May-10 | Jun-10 | Jul-10 | Aug-10 | Sep-10 | Oct-10 | Nov-10 | Dec-10 | TOTAL |
|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| 6305 Loan # 1 Interest | 13,214 | 13,182 | 11,876 | 13,109 | 12,653 | 13,039 | 12,586 | 12,969 | 12,935 | 12,485 | 12,864 | 12,765 | 153,677 |
| TTL Financial Expenses | 13,214 | 13,182 | 11,876 | 13,109 | 12,653 | 13,039 | 12,586 | 12,969 | 12,935 | 12,485 | 12,864 | 12,765 | 153,677 |

| | | | | | | | | | | | | | |
|-----------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| TOTAL EXPENSES | 23,988 | 26,282 | 22,112 | 35,611 | 23,456 | 23,385 | 27,664 | 22,976 | 21,663 | 21,241 | 21,291 | 34,309 | 305,678 |
|-----------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|

| | | | | | | | | | | | | | |
|-----------------------------|---------------|---------------|---------------|--------------|---------------|---------------|--------------|---------------|---------------|---------------|---------------|--------------|----------------|
| NET OPERATING INCOME | 14,449 | 28,883 | 16,120 | 2,966 | 14,000 | 10,557 | 7,632 | 11,516 | 13,283 | 13,779 | 13,950 | 3,031 | 148,466 |
|-----------------------------|---------------|---------------|---------------|--------------|---------------|---------------|--------------|---------------|---------------|---------------|---------------|--------------|----------------|

BALANCE SHEET
December 2010
Driscoll Park Plaza

ASSETS

Current Assets

| | | |
|------------------------|----|-----------|
| Cash | \$ | 53,890.66 |
| Accounts Receivable | \$ | 12,325.00 |
| Short Term Investments | \$ | 10,000.00 |
| Prepaid Expenses | \$ | 5,150.00 |
| Supplies Inventory | \$ | 1,300.00 |
| Work In Progress | \$ | 2,500.00 |

Total Current Assets **\$ 85,165.66**

Fixed Assets

| | | |
|---|----|--------------|
| Land | \$ | 764,096.00 |
| Structures | \$ | 3,051,328.00 |
| Accumulated Depreciation Structures | \$ | (513,403.00) |
| Building Improvements | \$ | 20,227.00 |
| Accumulated Depreciation-Bldg. Improvements | \$ | (113,403.00) |
| Furniture, Fixtures, & Equipment (F,F, & E) | \$ | 564,395.00 |
| Accumulated Depreciation-F,F, & E | \$ | (74,393.00) |

Total Fixed Assets **\$ 3,698,847.00**

Other Assets

| | | |
|----------------------------|----|-----------|
| Long Term Investments | \$ | 12,500.00 |
| Deferred (Net) | \$ | - |
| Unamortized Start-Up Costs | \$ | 21,000.00 |

Total Other Assets **\$ 33,500.00**

Total Assets **\$ 3,817,512.66**

LIABILITIES

Current Liabilities

| | | |
|---------------------------|----|-----------|
| Payables/Accrued Expenses | \$ | 13,333.00 |
| Short Term Debt | \$ | 7,350.00 |

Total Current Liabilities **\$ 20,683.00**

Long-Term Liabilities

| | | |
|-------------------------------------|----|--------------|
| Security Deposits Held | \$ | 32,553.00 |
| Mortgages Payable | \$ | 2,456,865.74 |
| Mortgages: Accumulated Amortization | \$ | (21,375.00) |
| Notes/Bonds Payable | | |

Total Long-Term Liabilities **\$ 2,468,043.74**

OWNERS EQUITY

| | | |
|----------------------------|----|--------------|
| Paid-In Capital Stock | \$ | - |
| Additional Paid-In Capital | \$ | - |
| Partner Contributions | \$ | 1,187,530.99 |
| Retained Earnings | \$ | 161,937.93 |

Total Owner's Equity **\$ 1,349,468.92**

TOTAL LIABILITES & OWNERS EQUITY **\$ 3,817,512.66**

TENANT PAYMENTS REPORT

December 2010

Driscoll Park Plaza

| Date | Unit | | Tenant Name | Bank Account | Check # | Payment |
|------|------|--|-------------|--------------|---------|---------|
|------|------|--|-------------|--------------|---------|---------|

Property Name: Driscoll Park Plaza

| | | | | | | |
|-----------|-----|--|-----------------------------------|------|------|-------------|
| 12/1/2010 | 307 | | Kahni Lighting, Inc. | 1084 | 7823 | \$ 3,010.00 |
| 12/1/2010 | 204 | | Southern California Insights, LLC | 1084 | 763 | \$ 5,123.19 |
| 12/1/2010 | 205 | | Burbank In Home Care | 1084 | 1011 | \$ 1,617.00 |
| 12/1/2010 | 208 | | Famous Titles Distribution | 1084 | 986 | \$ 4,973.00 |

| | | | |
|----------|-----------------------------------|------------------|---------------------|
| 4 | Payments for Driscoll Park | 12/1/2010 | \$ 14,723.19 |
|----------|-----------------------------------|------------------|---------------------|

Property Name: Driscoll Park Plaza

| | | | | | | |
|-----------|-----|--|---------------------------|------|------|-------------|
| 12/2/2010 | 306 | | JP Diamonds | 1084 | 611 | \$ 5,089.00 |
| 12/2/2010 | 305 | | Roberto Moriarty, LLP | 1084 | 1719 | \$ 4,519.25 |
| 12/2/2010 | 303 | | Tia Social Services, Inc. | 1084 | 905 | \$ 1,255.00 |
| 12/2/2010 | 215 | | All The Privileges, Inc. | 1084 | 1213 | \$ 2,251.00 |

| | | | |
|----------|-----------------------------------|------------------|---------------------|
| 4 | Payments for Driscoll Park | 12/2/2010 | \$ 13,114.25 |
|----------|-----------------------------------|------------------|---------------------|

Property Name: Driscoll Park Plaza

| | | | | | | |
|-----------|-----|--|----------------------------|------|------|-------------|
| 12/5/2010 | 202 | | Celluloid Film Labs, Inc. | 1084 | 453 | \$ 5,518.02 |
| 12/5/2010 | 207 | | McCord Publishing, Inc. | 1084 | 534 | \$ 1,420.00 |
| 12/5/2010 | 300 | | Central Operations, LLC. | 1084 | 961 | \$ 2,500.00 |
| 12/5/2010 | 301 | | Ankara Investments, LLC. | 1084 | 1021 | \$ 3,545.00 |
| 12/5/2010 | 304 | | Holmby Hills Develop, LLC. | 1084 | 873 | \$ 3,183.00 |

| | | | |
|----------|-----------------------------------|------------------|---------------------|
| 5 | Payments for Driscoll Park | 12/5/2010 | \$ 16,166.02 |
|----------|-----------------------------------|------------------|---------------------|

| | | | |
|-----------------|-----------|--|---------------------|
| Total of | 13 | Receipts for Property Driscoll Park Plaza | \$ 44,003.46 |
|-----------------|-----------|--|---------------------|

CASH DISBURSEMENTS REPORT

December 2010

Driscoll Park Plaza

| Date | Check # Bank # | Payee Memo | G/L # | G/L # Description | Amount |
|-------------|---------------------------|-----------------------|--------------|--------------------------|---------------|
|-------------|---------------------------|-----------------------|--------------|--------------------------|---------------|

Transactions for : Driscoll Park Plaza

| | | | | | |
|------------|------|-------------------------------------|------|--------------------------------|--------------|
| 12/1/2010 | 1445 | Size 9 Enterprises, Inc. | 5207 | Electrical | \$ 75.00 |
| 12/1/2010 | 1446 | Los Angeles County Tax Assessor | 5127 | Real Estate Taxes | \$ 12,536.23 |
| 12/1/2010 | 1447 | Wilson Sign Art | 5235 | Directory Signs | \$ 79.23 |
| 12/1/2010 | 1448 | Bank Of America Loan Services, Inc. | 5601 | Loan Payments | \$ 22,337.50 |
| 12/8/2011 | 1449 | Los Angeles Dept. of Water & Power | 5139 | Electric & Water | \$ 2,326.75 |
| 12/8/2011 | 1450 | AT&T | 5140 | Telephone & Internet | \$ 41.39 |
| 12/8/2011 | 1451 | Rabid Pest Control | 5123 | Pest Control Service | \$ 115.00 |
| 12/8/2011 | 1452 | Ship Shape Janitorial Service | 5113 | Janitorial Service | \$ 1,849.00 |
| 12/8/2011 | 1453 | Lift Elevator Company, Inc. | 5107 | Elevator Service | \$ 89.95 |
| 12/15/2010 | 1454 | All Lighting Source, Inc. | 5223 | Lighting Fixtures & Supplies | \$ 123.99 |
| 12/15/2010 | 1455 | Burbank Locksmiths | 5225 | Locks & Hardware | \$ 89.23 |
| 12/15/2010 | 1456 | Waste Management | 5133 | Trash Disposal | \$ 195.42 |
| 12/15/2010 | 1457 | Star Fire Extinguisher Company | 5213 | Fire Extinguisher Service | \$ 54.00 |
| 12/15/2010 | 1458 | Delta Fire Protection | 5213 | Sprinkler System Inspection | \$ 237.13 |
| 12/15/2010 | 1459 | Therman Comfort Systems, Inc. | 5219 | HVAC Repairs | \$ 169.23 |
| 12/15/2010 | 1460 | Fireman's Fund Insurance Company | 5111 | Property & Liability Insurance | \$ 1,333.31 |
| 12/30/2010 | 1461 | Ship Shape Janitorial Service | 5115 | Janitorial Supplies | \$ 79.23 |
| 12/30/2010 | 1462 | AMS Paving | 5229 | Parking lot Repairs | \$ 321.33 |
| 12/30/2010 | 1463 | Triad Management Systems, Inc. | 5640 | Management Off Site | \$ 900.00 |

Total Cash Disbursements: \$ 42,952.92

CHECK REGISTER
December 2010
Driscoll Park Plaza

| Transaction Date | Source | Ref ID | Description | Increase Amount | Decrease Amount | Balance | Cleared |
|---------------------------------|--------|-----------|-------------------------------------|-----------------|-----------------|------------------------------------|---------|
| BALANCE AS OF 11/30/10 | | | | | | \$ 53,475.11 | |
| 12/1/2010 | CK | 1445 | Size 9 Enterprises, Inc. | | \$ 75.00 | \$ 40,938.88 | * |
| 12/1/2010 | CK | 1446 | Los Angeles County Tax Assessor | | \$ 12,536.23 | \$ 28,402.65 | * |
| 12/1/2010 | CK | 1447 | Wilson Sign Art | | \$ 79.23 | \$ 28,323.42 | * |
| 12/1/2010 | CK | 1448 | Bank Of America Loan Services, Inc. | | \$ 22,337.50 | \$ 5,985.92 | |
| 12/1/2010 | CR | 12/1/2011 | Multiple Tenant Deposits | \$ 14,723.19 | | \$ 20,709.11 | * |
| 12/3/2011 | CK | 1449 | Los Angeles Dept. of Water & Power | | \$ 2,326.75 | \$ 18,382.36 | * |
| 12/4/2011 | CK | 1450 | AT&T | | \$ 41.39 | \$ 18,340.97 | * |
| 12/7/2010 | CR | 12/5/2011 | Multiple Tenant Deposits | \$ 16,166.02 | | \$ 34,506.99 | |
| 12/6/2011 | CK | 1451 | Rabid Pest Control | | \$ 115.00 | \$ 34,391.99 | |
| 12/6/2011 | CK | 1452 | Ship Shape Janitorial Service | | \$ 1,849.00 | \$ 32,542.99 | |
| 12/6/2011 | CK | 1453 | Lift Elevator Company, Inc. | | \$ 89.95 | \$ 32,453.04 | |
| 12/4/2010 | CR | 12/4/2011 | Multiple Tenant Deposits | \$ 13,114.25 | | \$ 45,567.29 | |
| 12/15/2010 | CK | 1454 | All Lighting Source, Inc. | | \$ 123.99 | \$ 45,443.30 | |
| 12/15/2010 | CK | 1455 | Burbank Locksmiths | | \$ 89.23 | \$ 45,354.07 | |
| 12/15/2010 | CK | 1456 | Waste Management | | \$ 195.42 | \$ 45,158.65 | |
| 12/15/2010 | CK | 1457 | Star Fire Extinguisher Company | | \$ 54.00 | \$ 45,104.65 | |
| 12/15/2010 | CK | 1458 | Delta Fire Protection | | \$ 237.13 | \$ 44,867.52 | |
| 12/15/2010 | CK | 1459 | Therman Comfort Systems, Inc. | | \$ 169.23 | \$ 44,698.29 | |
| 12/15/2010 | CK | 1460 | Fireman's Fund Insurance Company | | \$ 1,333.31 | \$ 43,364.98 | |
| 12/30/2010 | CK | 1461 | Ship Shape Janitorial Service | | \$ 79.23 | \$ 43,285.75 | |
| 12/30/2010 | CK | 1462 | AMS Paving | | \$ 321.33 | \$ 42,964.42 | |
| 12/30/2010 | CK | 1463 | Triad Management Systems, Inc. | | \$ 900.00 | \$ 42,064.42 | |
| Total of 22 Transactions | | | | | | Ending Balance \$ 42,064.42 | |

RENT ROLL
December 2010
Driscoll Park

| Unit # | Unit Status | Tenant Name | Lease Expires | Sq. Ft. | Base Rent | CAM | Parking | TTL Monthly Charges | Rent Psf | CAM Psf |
|--------|-------------|-----------------------------------|---------------|---------|-------------|-----------|-----------|---------------------|----------|---------|
| 202 | Occupied | Celluloid Film Labs, Inc. | 12/31/11 | 2,462 | \$ 4,933.02 | \$ 495.00 | \$ 90.00 | \$ 5,518.02 | \$ 2.00 | \$ 0.20 |
| 204 | Occupied | Southern California Insights, LLC | 1/31/13 | 2,038 | \$ 4,583.19 | \$ 405.00 | \$ 135.00 | \$ 5,123.19 | \$ 2.25 | \$ 0.20 |
| 205 | Occupied | Burbank In Home Care | 2/28/12 | 764 | \$ 1,417.00 | \$ 155.00 | \$ 45.00 | \$ 1,617.00 | \$ 1.85 | \$ 0.20 |
| 207 | Occupied | McCord Publishing, Inc | 4/30/13 | 661 | \$ 1,246.00 | \$ 129.00 | \$ 45.00 | \$ 1,420.00 | \$ 1.89 | \$ 0.20 |
| 208 | Occupied | Famous Titles Distribution | 8/31/13 | 2,188 | \$ 4,391.00 | \$ 447.00 | \$ 135.00 | \$ 4,973.00 | \$ 2.01 | \$ 0.20 |
| 211 | Vacant | VACANT | | 1,137 | \$ 2,200.00 | \$ 227.00 | \$ 45.00 | \$ 2,472.00 | \$ 1.93 | \$ 0.20 |
| 215 | Occupied | All The Privileges USA | 7/31/13 | 1,062 | \$ 1,944.00 | \$ 217.00 | \$ 90.00 | \$ 2,251.00 | \$ 1.83 | \$ 0.20 |
| 300 | Occupied | Central Operations, LLC | 2/28/13 | 1,077 | \$ 2,195.00 | \$ 215.00 | \$ 90.00 | \$ 2,500.00 | \$ 2.04 | \$ 0.20 |
| 301 | Occupied | Ankara Investments, LLC | 12/31/13 | 1,547 | \$ 3,100.00 | \$ 310.00 | \$ 135.00 | \$ 3,545.00 | \$ 2.00 | \$ 0.20 |
| 303 | Occupied | Tia Social Services, Inc | 9/30/12 | 542 | \$ 1,100.00 | \$ 110.00 | \$ 45.00 | \$ 1,255.00 | \$ 2.03 | \$ 0.20 |
| 304 | Occupied | Holmby Hills Develop, LLC | 1/31/14 | 1,404 | \$ 2,815.00 | \$ 278.00 | \$ 90.00 | \$ 3,183.00 | \$ 2.00 | \$ 0.20 |
| 305 | Occupied | Roberto Moriarty, LLP | 7/31/13 | 2,139 | \$ 3,959.25 | \$ 425.00 | \$ 135.00 | \$ 4,519.25 | \$ 1.85 | \$ 0.20 |
| 306 | Occupied | JP Diamonds | 7/31/12 | 2,345 | \$ 4,534.00 | \$ 465.00 | \$ 90.00 | \$ 5,089.00 | \$ 1.93 | \$ 0.20 |
| 307 | Occupied | Kahni Lighting, Inc. | 10/31/12 | 1,366 | \$ 2,665.00 | \$ 300.00 | \$ 45.00 | \$ 3,010.00 | \$ 1.95 | \$ 0.22 |

| | | | | | | | |
|---------------|---------------|---------------------|--------------------|--------------------|---------------------|----------------|----------------|
| TOTALS | 20,732 | \$ 41,082.46 | \$ 4,178.00 | \$ 1,215.00 | \$ 46,475.46 | \$ 1.98 | \$ 0.20 |
|---------------|---------------|---------------------|--------------------|--------------------|---------------------|----------------|----------------|

PROPERTY TOTALS

| | |
|--------------------------|-----------|
| Total Occupied Rents | \$ 38,882 |
| Total Vacant Rents | \$ 2,200 |
| Total Gross Rents | \$ 41,082 |
| Total Occupancy Factor | 95% |
| Total CAM Charges | \$ 4,178 |
| Total Parking Charges | \$ 1,215 |
| Average Rent/Sq. Ft./Yr | 23.78 |
| Average Rent/Sq. Ft./Mth | 1.98 |

PERCENTAGE OF OCCUPIED UNITS:

| | |
|-----------------------|--------|
| Total Occupied Units | 13 |
| Total Vacant Units | 1 |
| Total Units | 14 |
| Percent Occupied | 93% |
| Total Occupied Sq.Ft. | 19,595 |
| Total Vacant Sq. Ft. | 1,137 |
| Total Sq. Ft. | 20,732 |
| Avg Sq. Ft. Unit | 1,481 |

LEASE EXPIRATION REPORT

December 2010

Driscoll Park Plaza

| Unit # | Unit Status | Tenant Name | Months To Expire | Lease Expires | Sq. Ft. | Base Rent | PSF |
|---------------|--------------------|---------------------------|-------------------------|----------------------|----------------|------------------|------------|
| 202 | Occupied | Celluloid Film Labs, Inc. | 3 | 12/31/11 | 2,462 | 4,933 | \$ 2.00 |

Expirations For 2011 2,462 4,933

| | | | | | | | |
|-----|----------|--------------------------|----|----------|-------|-------|---------|
| 205 | Occupied | Burbank In Home Care | 5 | 2/28/12 | 764 | 1,417 | \$ 1.85 |
| 306 | Occupied | JP Diamonds | 10 | 7/31/12 | 2,345 | 4,534 | \$ 1.93 |
| 303 | Occupied | Tia Social Services, Inc | 12 | 9/30/12 | 542 | 1,100 | \$ 2.03 |
| 307 | Occupied | Kahni Lighting, Inc. | 13 | 10/31/12 | 1,366 | 2,665 | \$ 1.95 |

Expirations For 2012 5,017 9,716

| | | | | | | | |
|-----|----------|-----------------------------------|----|----------|-------|-------|---------|
| 204 | Occupied | Southern California Insights, LLC | 16 | 1/31/13 | 2,038 | 4,583 | \$ 2.25 |
| 300 | Occupied | Central Operations, LLC | 17 | 2/28/13 | 1,077 | 2,195 | \$ 2.04 |
| 207 | Occupied | McCord Publishing, Inc | 19 | 4/30/13 | 661 | 1,246 | \$ 1.89 |
| 215 | Occupied | All The Privileges USA | 22 | 7/31/13 | 1,062 | 1,944 | \$ 1.83 |
| 305 | Occupied | Roberto Moriarty, LLP | 22 | 7/31/13 | 2,139 | 3,959 | \$ 1.85 |
| 208 | Occupied | Famous Titles Distribution | 23 | 8/31/13 | 2,188 | 4,391 | \$ 2.01 |
| 301 | Occupied | Ankara Investments, LLC | 27 | 12/31/13 | 1,547 | 3,100 | \$ 2.00 |

Expirations For 2013 10,712 21,418

| | | | | | | | |
|-----|----------|---------------------------|----|---------|-------|-------|---------|
| 304 | Occupied | Holmby Hills Develop, LLC | 28 | 1/31/14 | 1,404 | 2,815 | \$ 2.00 |
|-----|----------|---------------------------|----|---------|-------|-------|---------|

Expirations For 2014 1,404 2,815

| Lease Expiration Analysis | Lease Expires | Sq. Ft. | Base Rent |
|----------------------------------|----------------------|----------------|------------------|
| (1) Expirations For | 2011 | 2,462 | 1,417 |
| (4) Expirations For | 2012 | 5,017 | 9,716 |
| (7) Expirations For | 2012 | 10,712 | 21,418 |
| (1) Expirations For | 2014 | 1,404 | 2,815 |

VACANCY REPORT

December 2010

Driscoll Park Plza

| Unit # | Unit Status | Tenant Name | Vacant Since | Sq. Ft. | Base Rent | CAM | Parking | TTL Monthly Charges | Rent PSF | CAM PSF |
|--------|-------------|-------------|--------------|---------|-------------|-----------|----------|---------------------|----------|---------|
| 211 | Vacant | Vacant | 7/1/10 | 1,137 | \$ 2,200.00 | \$ 227.00 | \$ 45.00 | \$ 2,472.00 | \$ 1.93 | \$ 0.20 |

| | | | | | | | | | | |
|---------------|--|--|--|--------------|--------------------|------------------|-----------------|--------------------|----------------|----------------|
| TOTALS | | | | 1,137 | \$ 2,200.00 | \$ 227.00 | \$ 45.00 | \$ 2,472.00 | \$ 1.93 | \$ 0.20 |
|---------------|--|--|--|--------------|--------------------|------------------|-----------------|--------------------|----------------|----------------|

TTL Months
Vacant 6

TTL Loss To
Vacancy \$ 14,832