Below is the Order of the Court.

1 2 3	Karen A. Overstreet U.S. Bankruptcy Judge (Dated as of Entered on Docket date above)
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9	UNITED STATES BANKRUPTCY COURT WESTERN DISTRICT OF WASHINGTON
10 11 12 13	In re J AND Y INVESTMENT LLC, ORDER APPROVING FIRST AMENDED Disclosure Statement and SETTING HEARING ON CONFIRMATION OF PROPOSED PLAN OF REORGANIZATION
15	THIS MATTER came before the Court upon the motion of J and Y Investment LLC (the
16	"Debtor") for approval of its Disclosure Statement. The Court, having reviewed the files and records
17	herein, deeming itself fully advised, finds and concludes as follows:
18	A. Notice hereof was properly given in accordance with applicable rules, as evidenced by
19	the Affidavit of Mailing previously filed herein;
20	B. The First Amended Disclosure Statement ("Disclosure Statement") contains
21	information of a kind, and in sufficient detail, as far as is reasonably practicable under the
22	circumstances, that would enable a hypothetical reasonable investor to make an informed judgment

ORDER APPROVING FIRST AMENDED DISCLOSURE STATEMENT AND SETTING HEARING ON CONFIRMATION OF PROPOSED PLAN OF

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about the plan; and

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1	C. The Disclosure Statement otherwise complies with applicable provisions of the
2	Bankruptcy Code and the Federal Rules of Bankruptcy Procedure; and
3	Now, therefore, based on the foregoing, it is hereby
4	ORDERED AS FOLLOWS:
5	1. The Disclosure Statement, in the form attached hereto as Exhibit A, is approved and
6	the Debtor may now solicit acceptances or rejections of the Debtor's First Amended Plan of
7	Reorganization ("Plan") pursuant to 11 U.S.C. § 1125.
8	2. On or before May 8, 2013, the Debtor shall cause to be placed in the mail to all
9	creditors and other parties in interest indicated on the official mailing matrix maintained by the Clerk
10	of the Court a copy of the Plan and the approved Disclosure Statement, along with a ballot on which
11	creditors may indicate acceptance or rejection of the Plan.
12	3. All ballots accepting or rejecting the Plan shall be served on counsel for the Debtor no
13	later than July 5, 2013 by 5:00 p.m.
14	4. Any objections to confirmation of the Plan shall be in writing, filed with this Court,
15	and served on counsel for the Debtor no later than July 5, 2013 by 5:00 p.m.
16	5. A hearing shall be held commencing on July 12, 2013 at 9:30 a.m. for this Court's
17	consideration of confirmation of the Debtor's Plan and any objections thereto which have been timely
18	filed pursuant to the terms of this Order.
19	//End of Order// Presented by:
20	BUSH STROUT & KORNFELD LLP
21	By/s/ Katriana L. Samiljan
22	Katriana L. Samiljan, WSBA #28672 Armand J. Kornfeld, WSBA #17214
23	Attorneys for J and Y Investment LLC Debtor-in-possession

ORDER APPROVING FIRST AMENDED DISCLOSURE STATEMENT AND SETTING HEARING ON CONFIRMATION OF PROPOSED PLAN OF

, II

BUSH STROUT & KORNFELD LLP LAW OFFICES 5000 Two Union Square 601 Union Street Seattle, Washington 98101-2373 Telephone (206) 292-2110 Facsimile (206) 292-2104

1		HONORABLE KAREN A. OVERSTREET
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8	UNITED STATES BANKR WESTERN DISTRICT OF	
9 10 11 12 13	In re J AND Y INVESTMENT LLC, Debtor.	No. 13-10218 DEBTOR'S FIRST AMENDED DISCLOSURE STATEMENT FOR PLAN OF REORGANIZATION UNDER CHAPTER 11 OF THE BANKRUPTCY CODE
14 15 16 17 18 19 20 21	IMPORTANT: THIS DISCLOSURE STATEMENT COURTED THE DEBTOR'S PROPOSED PLAN OF REORGANIZ DOCUMENT WITH CARE. THE INFORMATION COPURPOSES OF SOLICITING ACCEPTANCE OF THE UPON FOR ANY OTHER PURPOSE. THE DEBTOR MAY CONTINUE TO NEGOTIATE PARTIES THAT THE PAYMENT TERMS COURT TO APPROVE WILL NOT BE LESS FAVOR HEREIN. TO ALL PARTIES IN INTEREST:	ZATION. PLEASE READ THIS ONTAINED HEREIN IS SOLELY FOR E PLAN AND SHOULD NOT BE RELIED AYMENT TERMS WITH ITS CREDITORS, Y CHANGE AS A RESULT, BUT THE S WHICH THE DEBTOR WILL ASK THE
22 23	On January 10, 2013, J and Y Investment LLC ('Chapter 11 of the Bankruptcy Code. The Debtor is present Debtor's reorganization case is pending before the above "Court").	ently acting as a debtor-in-possession. The

DISCLOSURE STATEMENT – Page 5000 Two Union Square 601 Union Street Seattle, Washington 98101-2373 Telephone (206) 292-2110 Facsimile (206) 292-2104 Pg. 3 of 36 dase 13-10218-KAO Filed 05/03/13 Doc 124 Ent. 05/03/13 15:27:47

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This Disclosure Statement is submitted by the Debtor and contains information with respect to 1 Debtor's proposed Plan of Reorganization ("Plan"). Pursuant to § 1125 of the Bankruptcy Code, this Disclosure Statement is being distributed to you along with a copy of the proposed Plan to allow you 2 to make an informed decision in exercising your right to accept or reject the Proposed Plan. This Disclosure Statement has been approved by order of the Court pursuant to § 1125 of the Bankruptcy 3 Code as containing information of a kind, and in sufficient detail, as far as is reasonably practicable under the circumstances, that would enable a hypothetical reasonable investor to make an informed 4 judgment about the Plan. In the event of inconsistencies between the Plan and the Disclosure Statement, however, the terms of the Plan shall control. The Court's approval of this Disclosure 5 Statement does not constitute an endorsement by the Court of the proposed Plan. 6 THE ONLY REPRESENTATIONS THAT ARE AUTHORIZED OR THAT MAY BE MADE CONCERNING THE DEBTOR, THE VALUE OF ASSETS, OR THE PLAN ARE CONTAINED IN 7 THIS DISCLOSURE STATEMENT. THE FINANCIAL INFORMATION CONTAINED HEREIN OR INCORPORATED BY REFERENCE HAS BEEN PREPARED BY THE DEBTOR'S 8 MANAGEMENT AND IS EFFECTIVE AS OF THE DATE HEREOF UNLESS OTHERWISE SPECIFIED. THE READER SHOULD NOT INFER OR ASSUME THAT THERE HAVE BEEN 9 NO CHANGES IN THE FACTS SET FORTH HEREIN SINCE THE DATE HEREOF. FINANCIAL INFORMATION, WHILE PRESENTED WITH NUMERICAL SPECIFICITY, IS 10 NECESSARILY BASED UPON A VARIETY OF ESTIMATES AND ASSUMPTIONS THAT, ALTHOUGH CONSIDERED REASONABLE AND PRUDENT BY MANAGEMENT, MAY NOT 11 BE REALIZED AND WILL REMAIN SUBJECT TO INHERENT UNCERTAINTIES. THE FINANCIAL INFORMATION HAS NOT BEEN SUBJECTED TO AN AUDIT AND FOR THAT 12 REASON THE DEBTOR IS UNABLE TO WARRANT OR REPRESENT THAT THE INFORMATION CONTAINED IN THIS DISCLOSURE STATEMENT IS WITHOUT 13 INACCURACY. HOWEVER, GREAT EFFORT HAS BEEN MADE TO ENSURE THAT ALL 14 SUCH INFORMATION IS FAIRLY REPRESENTED. The Debtor urges you to accept the proposed Plan and to promptly return your completed 15 ballot to enable your vote to be counted. 16 ARTICLE I. 17 **DEFINITIONS** Terms used in this Disclosure Statement not specifically defined herein or in the Bankruptcy 18 Code shall be defined as set forth in the Plan that accompanies this Disclosure Statement. In particular, capitalized terms shall have the meanings prescribed for such terms in Section II of the 19 Plan. 20 21 /// 22 ///

DISCLOSURE STATEMENT – Page 2

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Historical Background and Events Leading to Bankruptcy.

The Debtor and the Federal Way Office Building 1.

The Debtor filed its petition for relief under Chapter 11 on January 10, 2013 (the "Petition Date"). The Debtor has retained control over its assets and continues to operate its business pursuant to §§ 1107 and 1108 of the Bankruptcy Code. The Debtor is a single-purpose Delaware limited liability company formed in 2004 to acquire and operate the real property and office building located at 2505 S. 320th Street, Federal Way, Washington (the "Property"). The Debtor's sole member and manager is East of Cascade, Inc.

The Property is a 2.825 acre site, on which there is a six-story, suburban office building built in 1987 and containing approximately 75,071 square feet of gross rentable commercial office space. The Property is well located, with immediate access to and visibility from I-5, and convenient drive times to the Seattle and Tacoma central business districts and Seattle Tacoma International Airport. In 2010, LNR Partners, Inc., the special servicing agent for the Lender, requested an appraisal of the Property. The resulting appraisal dated on or about September 3, 2010, estimated the value of the Property at between \$11,000,000, and \$11,200,000.

The Debtor generates income from leasing space in the Federal Way Office Building to commercial tenants. In 2007, the Federal Way Office Building was fully leased to high quality commercial tenants. However, due to the severe economic recession, the Debtor lost several significant tenants, including Northwest Prudential, West Sound Bank, which was closed in 2009 and for which the FDIC was appointed receiver, and L.M. Berry Co, which filed for bankruptcy on or about November 17, 2010. In 2012, the Debtor lost another significant tenant, MetLife, which closed its home loan division and vacated the space it occupied in the Federal Way office building. Recently the Debtor has added two new tenants, Landmark Professional and Lobel Financial. As of the Petition Date, the Federal Way Office Building was 71.8% occupied, with a total of approximately 19 tenants. One of the Debtor's tenants has renewed its lease and expanded its space, thus increasing the occupancy rate. The Debtor continues to employ Kidder Mathews as its leasing agent and negotiate with prospective tenants.

2. The Debtor's Secured Debt Structure

In connection with its acquisition of the Property, the Debtor assumed the underlying secured debt against the Property. Specifically, on November 12, 2004, the Debtor entered into an Assumption of Liability and Modification Agreement (the "Assumption Agreement") with Primestar Investment Corp. ("Primestar") and Wells Fargo Bank, N.A., as trustee for the registered holders of Banc of America Commercial Mortgage Inc. Commercial Mortgage Pass-Through Certificates, Series 2004-1. Pursuant to the Assumption Agreement, the Debtor assumed certain obligations of Primestar in connection with a loan from Bank of America, N.A. to Primestar made on or about October 1, 2003 (the "Loan"). The Loan is evidenced by a promissory note dated October 1, 2003 in the original principal sum of \$10,125,000 (as amended, the "Note"), and a Deed of Trust and Security Agreement

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("Deed of Trust") of even date encumbering the Property. The beneficial interest in the Deed of Trust was assigned to BACM 2004-1 320th Street South, LLC ("Lender") by successive assignments, the most recent of which was recorded on January 26, 2011 under Recording No. 20110126001613 in the records of King County, Washington. The Loan is currently serviced by Bank of America, N.A. and specially serviced by LNR Partners, LLC. Prepetition the principal balance of the loan was substantially reduced.

3. Events Leading to Bankruptcy

Beginning in 2009, because of insufficient income generated by the Property, the Debtor was unable to make the full amortizing monthly Loan payments to the Lender.

On August 22, 2011, the Lender issued a Notice of Default to the Debtor. Foreclosure proceedings were commenced, and a trustee's sale was scheduled for January 20, 2012. The trustee's sale was continued to May 18, 2012 while the Debtor and Lender attempted to negotiate a restructuring of Debtor's obligations to Lender. The Lender restarted the foreclosure process in May 2012, and continued the sale again until January 11, 2013. The parties were not able to reach agreement, and this Chapter 11 was filed in order to allow the Debtor to continue its operations, maximize the value of its assets for the estate and its creditors, including preservation of the equity in the Property, and restructure its liabilities, including those owed to the Lender.

B. Events Since Bankruptcy Filing.

- 1. <u>Employment of Debtor's Bankruptcy Counsel</u>. On January 18, 2013, the Court entered an interim Order authorizing the Debtor's employment of Bush Strout & Kornfeld LLP as its bankruptcy counsel. On March 6, 2013, the Court entered the final Order authorizing the Debtor's employment of Bush Strout & Kornfeld LLP as its bankruptcy counsel.
- 2. <u>Employment of Debtor's Lease Listing Agent</u>. On March 5, 2013, the Court entered an Order authorizing the Debtor's employment of Kidder Mathews as its exclusive listing agent for the lease of commercial space at the Property.
- 3. <u>Employment of Debtor's Valuation Consultant</u>. On March 7, 2013, the Court entered an Order authorizing the Debtor's employment of Kidder Mathews as its valuation consultant with respect to the Property.
- 4. <u>Claims Bar Date Established</u>. On January 23, 2013, the Court entered an Order fixing February 22, 2013 as the last day to file proofs of claim in this case.
- 5. <u>Use of Cash Collateral and Adequate Protection</u>. On January 22, 2013, the Court entered an Order granting interim authority to the Debtor to use cash collateral and approving, on an interim basis, adequate protection in favor of the Lender. On March 7, 2013, the Court entered an order granting final approval of the use of cash collateral for up to a six-month period ending August 31, 2013, and granting final approval of adequate protection in favor of the Lender in the form of monthly adequate protection payments beginning March 1, 2013, and a replacement lien

DISCLOSURE STATEMENT – Page 4

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1	encumbering leases and subleases entered into following the Petition Date and the rents generated therefrom.
2	6 Continued Use of Prepetition Bank Accounts. On January 18, 2013, the Court entered
3	an Order authorizing the Debtor to continue to use business bank accounts and checks that were in existence before the Petition Date.
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5	7. Adequate Assurance to Utilities Under Bankruptcy Code § 366. On January 18, 2013, the Court entered an Order approving, on an interim basis, the Debtor's proposed adequate assurance
6	to utilities under Bankruptcy Code § 366 in the form of a deposit equal to the average two weeks' cost of utility consumption for each provider. None of the utility providers submitted a written objection by the February 14, 2013 deadline, and the Court's interim Order became final as to each utility
7	provider.
8	8. <u>Pre-Petition Payroll and Related Expenses</u> . On January 18, 2013, the Court entered an
9	Order authorizing the Debtor to pay certain pre-petition payroll obligations and related expenses and taxes for the period December 31, 2012 through January 11, 2013.
10	9. Order Authorizing Debtor to Enter into Amended Lease Agreement. On March 20,
11	2013, the Court entered an Order authorizing the Debtor to enter into an amended lease agreement with Wells Fargo Bank, N.A. The amended lease extends the existing lease term to November 30, 2016, and provides for the lease of an additional 1,000 square feet to Wells Fargo Bank, N.A. for an
12	additional \$1,667.67 per month, inclusive of operating expenses, with annual three percent increases.
13	ADTICLE III
14	ARTICLE III. ASSETS AND LIABILITIES OF DEBTOR
15	A. Assets.
16	The Schedules reflect that, as of the Petition Date, the Debtor had assets with a total value of
17	\$13,053,686.60, comprised of the Property (\$11,433,800), accounts and notes receivable, and other nominal personal property.
18	B. <u>Liabilities</u> .
19	The scheduled value of claims against the Debtor totals approximately \$8,652,958.00.
20	1. Administrative Expense Claims.
21	Administrative Expense Claims, in the form of fees and expenses incurred by Professional Persons
22	engaged by the Debtor, have accrued in the amounts indicated below:
23	Bush Strout & Kornfeld LLP, attorneys for Debtor (time period of application 1/10/13 – 4/15/13): Estimated Fees: \$70,082.00

DISCLOSURE STATEMENT – Page 5

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Estimated Costs:
Estimated Total:

\$ 2,225.74 \$72,307.74

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Kidder Mathews, valuation consultant to Debtor (time period of application 1/10/13 – 4/15/13):

Fees:

\$2,025.00

Costs:

\$0.00

Total:

\$2,025.00

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Additional amounts have accrued in favor of each Professional Person since the dates indicated. All amounts owed in favor of Professionals will be the subject of applications subject to notice and a hearing in the Bankruptcy Court.

Claim in the total amount of \$23,032.00, asserting that of that amount, \$21,977.00 was owed on the

On February 7, 2013, the Washington State Department of Revenue ("DOR") filed a Proof of

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2. Priority Tax Claims.

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basis of sales and business tax owing for the tax period January 1, 2009 through December 31, 2011, \$870.00 was owed for interest and penalties, plus an additional penalty of \$1,055.00. The Debtor disputes this claim, as reflected on its Schedules. There are no other Priority Tax Claims.

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3. Secured Claims.

12 13 On February 21, 2013, the Lender filed a Proof of Claim stating that its claim as follows:

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Principal balance	\$8,421,097.24
Interest at non-default rate of 5.62 percent	\$739,931.19
per annum from 7/1/11 through Petition	
Date	
Additional interest at note default rate of 4.0	\$785,534.09
percent per annum from 10/1/10 through	
and including Petition Date	
Prepayment premium	\$339,023.39
Late fees	\$45,290.88
Appraisal fees	\$8,400.00
Environmental fees	\$2,950.00
Inspection fee	\$445.00
Tax escrow advances	\$100,454.70
Title expenses and recording fees	\$14,809.37
Administrative fees	\$125.00
Attorneys' fees and costs through 1/10/13	\$33,233.85
Credit suspense funds	(\$12,397.33)
Credit escrow funds	(\$88,159.87)
Credit cash management account	(\$118,773.58)
TOTAL as of Petition Date	\$10,271,963.93

DISCLOSURE STATEMENT – Page 6

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The Debtor will seek to obtain agreement with the Lender on the allowable amount of the Lender's claim. In the absence of such an agreement, the Debtor will ask the Court to determine such amount.

4. General Unsecured Claims.

As set forth in the Debtor's Schedule F, the Debtor's records indicate that there are general unsecured claims against the Debtor totaling \$68,655.31.

The amounts set forth above are tentative and at this time are based solely on amounts set forth in the Debtor's records and proofs of claim that were filed in this case. It is possible that the Debtor may object to some of the claims in order to resolve disputes that cannot be resolved through negotiation, and the Debtor has specifically reserved the right to do so. Claims against the Debtor may be increased or may be reduced through litigation, compromise, or other developments subsequent to the date of approval of this Disclosure Statement.

IV. SUMMARY OF PROPOSED PLAN OF REORGANIZATION

A complete copy of the proposed Plan accompanies this Disclosure Statement. The discussion of the Plan that follows constitutes a summary only. You are urged to read the Plan itself with care before deciding to accept or reject the Plan.

A. Explanation of Impaired and Unimpaired Claims.

The term "Impaired" as used herein refers to those creditors to whom this Disclosure Statement (and the related Ballots and other materials delivered together herewith) are being furnished and who are entitled to accept or reject the Plan. The Claims in each of the Classes 1 through 5 are impaired under the Plan, and the holders of Claims in such Classes are entitled to vote to accept or reject the Plan.

The term "Unimpaired" refers to those creditors whose claims or interests remain unaltered by the reorganization effectuated by the Plan. Because of this favorable treatment, these creditors are conclusively deemed to have accepted the Plan. Accordingly, under Section 1126(f) of the Bankruptcy Code, it is not necessary to solicit acceptances from the holders of claims or interests in such classes. There are no unimpaired Classes under the Plan.

B. Classification of Claims and Interests.

The Plan establishes 5 classes of claims and 1 class of interests. If the Plan is confirmed by the Court and becomes effective, the class into which each Allowed Claim and Allowed Interest fits will determine the manner in which such claim or interest will be treated. The classes defined in the proposed Plan are summarized below.

DISCLOSURE STATEMENT - Page 7

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1. <u>Unclassified Claims</u>.

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a. Administrative Expense Claims

Administrative Expense Claims are Claims for costs or expenses of the Reorganization Case that are allowed under sections 503(b) and 507(a)(2) of the Bankruptcy Code, including all actual and necessary costs and expenses relating to the preservation of a debtor's estate or the liquidation of its business, all allowances of compensation or reimbursement of expenses to the extent Allowed by the Court, all Allowed Claims for reclamation pursuant to 546(c) of the Bankruptcy Code, and all Allowed Claims for cure payments arising from the assumption of executory contracts pursuant to Section 365(b)(1) of the Bankruptcy Code to the extent such cure payments have not already been paid.

Administrative Expense Claims also consist of fees and expenses of Professional Persons, and other ongoing expenses of operation. As of April 15, 2013, Bush Strout & Kornfeld has incurred \$72,307.74 in estimated fees and costs for its representation of the Debtor. As of April 15, 2013, Kidder Mathews, as the Debtor's valuation consultant has incurred \$2,025 in fees and costs for work performed for the Debtor. While additional amounts owing Professional Persons will necessarily accrue prior to Confirmation, the ultimate amount is not subject to estimation at this time.

Administrative Expense Claims (other than the Allowed Claims of Professional Persons) representing an undisputed unpaid liability incurred on and after the Petition Date in the ordinary course of business will be paid as and when due in the ordinary course of business without an order of the Court. Unless an Administrative Expense Claim is paid as aforesaid as an ordinary course obligation, an Administrative Expense Claim shall become an Allowed Administrative Claim only to the extent Allowed by Final Order of the Court. Unless otherwise ordered by the Court, request for payment of Administrative Expense Claims that have accrued from the Claims Bar Date through the Effective Date, must be filed and served no later than thirty (30) days after the Effective Date.

Under the Plan, each Holder of an Administrative Expense Claim shall be paid in full on the later of the Effective Date or the date such Claim becomes an Allowed Claim, except to the extent that any Holder of an Allowed Administrative Expense Claim agrees to less favorable treatment thereof. Administrative Expense Claims representing obligations incurred in the ordinary course shall be paid in the ordinary course of that Debtors' business in accordance with the terms and conditions of the particular agreements governing such obligations.

b. Priority Tax Claims

As described in more detail in the Plan, the Debtor shall pay the Allowed Claim of DOR in full in equal monthly payments in an amount sufficient to pay the full amount of the DOR Allowed Claim within the time period established under section 1129(a)(9)(C) of the Bankruptcy Code. Payments to DOR shall commence on the later of the Effective Date or five (5) Business Days following the date the DOR Claim becomes an Allowed Claim. If the DOR Claim does not become an Allowed Claim on or before the Effective Date, then the Debtor shall, on and in each month following the Effective Date, deposit into a segregated account cash equal to the monthly payment that would have been made

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to the DOR on the Effective Date based upon an Allowed Claim of \$21,977.00 and the remaining time for payment under Code § 1129(a)(9)(C).

2. Classified Claims and Interests.

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All Claims (as defined in § 101(5) of the Bankruptcy Code) against the Debtor are classified as set forth herein. A Claim is in a particular Class only to the extent it qualifies within the definition of such Class and is in a different Class to the extent it qualifies within the definition of such different Class.

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a. Class 1: Secured Claim of Lender

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b. <u>Class 2:</u> Administrative Convenience Class

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c. <u>Class 3</u>: Allowed Unsecured Claims Other Than Class 2
d. Class 4: Allowed Guarantor Claims

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e. <u>Class 5</u>: Allowed Transferee Claims

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f. <u>Class 6:</u> Allowed Interests of the Member

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C. Treatment of Classified Claims and Interests Under the Plan.

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The Treatment of Claims and Interests Under the Plan, and the Means for Execution of the Plan, are set forth in Sections IV and VII, respectively, of the Plan and are summarized below. Notwithstanding the summary provided below, the terms of the Plan shall control the classification and treatment of claims and all other aspects of Reorganized Debtor's rights and obligations as to matters governed by the Plan following the Effective Date. Parties are urged to read the Plan with care to determine the treatment proposed for their Claim or Interest.

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1. Class 1: Secured Claim of Lender.

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Class 1 is Impaired, and consists of the Secured Claim of the Lender. From and after the Effective Date, the Class 1 Claim shall be paid as follows, with each monthly payment being made on or before the 15th day of each month, commencing with the first full month after the Effective Date: (i) twenty four (24) equal monthly interest only payments with interest accruing on the unpaid principal balance at the rate of four and 75/100 percent (4.75%) per annum, followed by (ii) fifty-nine (59) equal monthly payments of principal and interest based upon a thirty (30) year amortization, with interest accruing on the unpaid principal balance at the rate of four and 75/100 percent (4.75%) per annum, and (iii) a single final payment of all outstanding principal and interest in the 84th full month following the Effective Date. Lender shall retain its security interests against the property of the Estate to secure the Class 1 Claim, including the Property, and leases and rents associated with the Property, except as modified by the Plan. The Debtor shall pay when due all real estate taxes related to the Property, and shall maintain insurance in the amount and of the type currently in effect insuring the Property and the Lender's interest therein. The Debtor shall not allow any liens to attach to the Property other than the Lender's liens. The Debtor shall provide the Lender with a copy of its annual federal tax return, and shall, on a quarterly basis, provide the Lender with a copy of its rent roll and an operating report showing the Debtor's monthly income and expenses.

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2. Class 2: Allowed General Unsecured Claims.

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Class 2 is Impaired and consists of all Allowed General Unsecured Claims that are not Administrative Convenience Claims, and therefore, do not fall within the Class 3 Claims. All Class 2 Claims shall be paid in full in 12 monthly payments, which shall be due on the fifteenth (15th) day of the first full month following the Effective Date, provided that each holder of a Class 4 Claim that is not an Insider shall be paid in full prior to any distributions being made to a holder of a Class 4 Claim that is an Insider. Interest shall accrue on the unpaid balance of each Allowed Claim that is a Class 4 Claim following the Effective Date at the Federal Judgment Rate pursuant to 28 U.S.C. § 1961.

3. Class 3: Administrative Convenience Class.

Class 3 is Impaired and consists of the Administrative Convenience Class arising from all general Unsecured Claims in the amount of \$1500.00 or less ("Class 3 Claims"). Allowed Claims in the amount of \$1500.00 or less, and Allowed Claims in an amount greater than \$1500.00 of claimants electing on the Ballot to be treated as if holding an Allowed Claim in the amount of \$1500.00. Each holder of a Class 3 Claim shall receive a Cash payment equal to the full amount of their Allowed Claim, on the later of (i) thirty (30) Business Days after the Effective Date, or (ii) three Business Days following the date upon which the Debtor receives notice that such Claim has become an Allowed Claim.

4. Class 4: Allowed Guarantor Claims.

Class 4 is Impaired and consists of all Allowed Guarantor Claims. All Class 4 Claims shall be paid on an annual basis from funds held by the Debtor in excess of \$300,000.00 at the end of each calendar year, beginning in December, 2015, until the earlier of (i) the time when such Class 4 Claim is paid in full or (ii) August 15, 2020. Payments shall be made on Class 4 and Class 5 Claims on a pro rata basis, provided that each holder of a Class 4 Claim that is not an Insider shall be paid in full prior to any distributions being made to a holder of a Class 4 Claim that is an Insider. Interest shall accrue on the unpaid balance of each Allowed Claim that is a Class 4 Claim following the Effective Date at the Federal Judgment Rate pursuant to 28 U.S.C. § 1961.

5. Class 5: Allowed Transferee Claims.

Class 5 is Impaired and consists of all Allowed Transferee Claims. All Class 5 Claims shall be paid on an annual basis from funds held by the Debtor in excess of \$300,000.00, at the end of each calendar year, beginning in December, 2015, until the earlier of (i) the time when such Class 5 Claim is paid in full or (ii) August 15, 2020. Payments shall be made on Class 4 and Class 5 Claims on a pro rata basis, provided that each holder of a Class 5 Claim that is not an Insider shall be paid in full prior to any distributions being made to a holder of a Class 5 Claim that is an Insider. Interest shall accrue on the unpaid balance of each Allowed Claim that is a Class 4 Claim following the Effective Date at the Federal Judgment Rate pursuant to 28 U.S.C. § 1961.

DISCLOSURE STATEMENT – Page 10

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Class 6 consists of the Allowed Interests of the Member of the Debtor. Except as otherwise provided for under the Plan, the Member shall retain such interests following Confirmation but shall receive no distributions on account of such interests (i) if there exists a default under payments owing to any Class, or (ii) the Debtor shall fail to make any payment due on the Effective Date.

ARTICLE V. MEANS FOR EXECUTION OF THE PLAN

A. General Terms

In summary, the Debtor will continue to operate the Property in the ordinary course of business. So long as it complies with other provisions of the Plan and the Order of Confirmation, the Debtor will have full discretion as to all aspects of the operation and maintenance of the Property.

Attached hereto as <u>Exhibit A</u> is a projection of revenue and expenses for the operation of the Property, presented on a monthly basis for calendar years 2013 through 2020. Funding for payments to creditors pursuant to the Plan shall come from Cash on hand as of the Effective Date, and operating revenues. The Debtor or its designee shall act as disbursing agent for payments and distributions due under the Plan.

Post-confirmation, the Debtor shall continue to lease the unleased portion of the Property. As the economy continues to recover, the Property will likely continue to lease its space, which will both improve the cash flow from operations and will increase the value of the Property. The current and projected cash flow of the Property supports the Plan payments.

The obligation to the secured Lender (Class 1 under the Plan) matures seven years after the Effective Date of the Plan. In order to satisfy the Lender's claim in full, the Debtor will either refinance the Property or sell the Property prior to that time.

B. Retention of Claims and Causes of Action

Except as otherwise provided in the Plan, and as summarized in more detail below, all rights, claims and causes of action, whether equitable or legal, of the Debtor or the Reorganized Debtor against all persons are reserved for the Reorganized Debtor, including without limitation all rights, claims and causes of action of the Debtor or the Reorganized Debtor arising under §§ 544, 545, 549 and 550 of the Bankruptcy Code, or under applicable non-bankruptcy law, for the recovery of avoidable preferences, fraudulent transfers or other conveyances.

As set forth in the Debtor's Statement of Financial Affairs, pre-petition the Debtor made certain transfers to third parties, including insiders of the Debtor. The Debtor lacks the resources to pursue recovery of claims arising from such transfers, and, further, any recoveries would likely be applied to the Claim of the Lender against the Estate. Further, the Lender has alleged that potential conflicts of interest would prevent the Debtor from pursuing such recovery. Accordingly, Section

DISCLOSURE STATEMENT - Page 11

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VII.G of the Plan provides that upon the Effective Date all rights, claims and causes of action of the Debtor arising under §§ 547 and 548 of the Bankruptcy Code are reserved for and assigned to Lender, and Lender, in its discretion, may administer, pursue, or abandon any or all such claims, except for avoidance claims against unaffiliated third party suppliers and vendors, which claims are released by the Plan.

ARTICLE VI. EXECUTORY CONTRACTS AND UNEXPIRED LEASES

A. Assumption of Executory Contracts and Unexpired Leases.

The Plan constitutes a motion by the Debtor to assume the executory contracts and unexpired leases set forth in $\underline{\text{Exhibit B}}$ as of the Effective Date pursuant to § 365(a) of the Bankruptcy Code. Any party to an executory contract or unexpired lease scheduled for assumption as provided in this paragraph shall, within the same deadline and in the same manner established for objections to confirmation, file any claim for arrearage required to be cured by § 365(b)(1) of the Bankruptcy Code and any objections to the assumption. Failure to assert such arrearage or to file any objections shall constitute an agreement to the assumption and an acknowledgment that no defaults or claims exist under said contract that require a cure.

B. Rejection of Executory Contracts and Unexpired Leases.

The Plan constitutes a motion by the Debtor to reject all other executory contracts and unexpired leases of the Debtor, not heretofore assumed or rejected, as of the Effective Date, except (1) those executory contracts and unexpired leases previously assumed, and (2) those executory contracts and unexpired leases set forth in Exhibit B to this Disclosure Statement. Any claim arising from the rejection of an executory contract or unexpired lease is a Class 6 claim to the extent it is an Allowed Claim. Any entity holding a claim based upon the rejection of an executory contract or unexpired lease pursuant to Section VI of the Plan must file a Proof of Claim with the Bankruptcy Court within thirty (30) days after the Effective Date. The failure of any such entity to file a Proof of Claim within the specified time period will result in the disallowance of such claim.

ARTICLE VII. LIQUIDATION ANALYSIS

The Bankruptcy Code requires that a creditor with a right to vote either accept the Plan, or that such creditor receive under the Plan at least as much as it would receive if the Debtor's assets were liquidated in and the proceeds distributed under a Chapter 7 liquidation. This is generally known as the "best interests" test. To apply the test, the Debtor's assets are valued at the dollar amount that would be generated from their distressed liquidation in the context of a Chapter 7 case by a trustee appointed by the Bankruptcy Court. The analysis takes into account the costs and expenses of the liquidation, and such additional administrative and priority claims that may result from such a liquidation. Net liquidation proceeds would be paid to general unsecured creditors only to the extent

DISCLOSURE STATEMENT – Page 12

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funds are available after secured creditors have been paid the full value of their collateral and priority creditors receive full payment on their claims.

The Plan provides for full payment to all creditors. Thus, all creditors will receive as much or more than they would in a Chapter 7 liquidation. The Lender asserts that the Property is worth \$8.8 million today, based on an appraisal the Lender procured dated February 1, 2013. In a hypothetical Chapter 7, if the Property is worth \$8.8 million, it would be insufficient to pay even the secured Lender's claim in full if sold. Thus, other creditors would receive no payment of their claims, based on the Lender's view of the value of the Property. The Debtor believes the Property is worth more than \$8.8 million. The Debtor has engaged Kidder Mathews as its valuation expert, which is in the process of completing an appraisal review regarding the Property. The Debtor will provide the Lender and any party requesting a copy of the appraisal review at or before the time the Plan is mailed out to creditors. However, the Debtor's Plan proposes payment in full of all claims, thus the "best interests" test is satisfied.

ARTICLE VIII. TAX CONSEQUENCES

A. Introduction

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Implementation of the Plan may result in federal, state and local tax consequences to the Debtor, to its members, and to its creditors. Neither rulings from the Internal Revenue Service (the "IRS") or any state or local taxing authority, nor tax opinions will be sought or obtained with respect to any consequences of the Plan. This Disclosure Statement Article is not a tax opinion; the description of potential tax consequences contained herein is provided solely for general informational purposes, no attempt has been made to identify the specific tax consequences to any specific party, and the information in this Article cannot be relied upon for tax reporting or penalty avoidance purposes.

Because of the numerous uncertainties concerning the consequences of the Plan, there is no assurance of any kind that a particular taxpayer will, in fact, be entitled to the tax treatment described in this Disclosure Statement Article. EVERY PARTY POTENTIALLY AFFECTED BY THE PLAN IS STRONGLY ADVISED TO CONSULT WITH THEIR OWN TAX ADVISORS REGARDING THE TAX CONSEQUENCES TO THEM OF THE TRANSACTIONS CONTEMPLATED BY THE PLAN.

В. Tax Consequences to the Debtor

The Debtor is a Delaware limited liability company that is a disregarded entity for federal income tax purposes. As such, it is a conduit rather than a separate tax-paying entity for federal income tax purposes, and should incur no separate liability for such tax on any of the transactions contemplated by the Plan.

The Plan provides that the Debtor will either refinance or sell the Property in order to satisfy the secured Lender. Thus, since a sale is contemplated by the Plan, pursuant to WAC 458-61A-207, the Debtor will be exempt from the imposition of real estate excise taxes that would otherwise be

DISCLOSURE STATEMENT – Page 13

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payable under RCW 82.45.060 and/or other applicable law as to any sale of the Property at any time following Confirmation.

As discussed below, the member includes its share of income items in its gross income and, subject to various limitations, may deduct its share of losses.

B. Tax consequences to Member of the Debtor

The Member must include its partnership income items and gains in its gross income. These items are subject to any mandatory special allocations under the Agreement and to various requirements of the Internal Revenue Code (the "IRC").

With the exception of any gain from sale of all or a portion of the Property, the income items discussed in this Article VII will probably be taxed as ordinary income for federal net income tax purposes with respect to the Member. Some or all of any gain on a sale of the Property will probably be characterized as long-term capital gain. Some income will be recaptured at ordinary income rates and some or all of any gain on the sale of the Property will be taxed at capital gain rates.

C. Tax Consequences to Creditors

Creditors will report any payments received under the Plan and any amounts disbursed in accordance with their normal method of accounting, and the Debtor is not in a position to otherwise identify tax consequences of the Plan to creditors.

ARTICLE IX. RISK FACTORS

Distributions to creditors contemplated under the Plan are contingent upon many assumptions, some or all of which could fail to materialize and preclude the Plan from becoming effective or reduce anticipated distributions. Most important, however, is that the Plan is subject to approval by the various classes of creditors entitled to vote under the Bankruptcy Code and to confirmation of the Plan by the Bankruptcy Court. No assurance can be given that the Plan will be accepted by the requisite number and amount of creditors or confirmed by the Court. In that event, due to the costs and uncertainties inherent in a modified Plan of Reorganization or a conversion and liquidation under Chapter 7, all creditors of the estate face substantial risk that their recovery under such alternative circumstances may be substantially less favorable than their recovery provided for by the Plan.

ARTICLE X. CONFIRMATION OF THE PLAN

A. Voting Procedures.

A ballot to be used for voting your acceptance or rejection of the Debtor's Plan of Reorganization is being mailed to you together with this Disclosure Statement and Plan. Holders of claims should read the instructions carefully, complete, date and sign the ballot, and transmit it in the envelope enclosed. IN ORDER TO BE COUNTED, YOUR BALLOT MUST BE RECEIVED AT

DISCLOSURE STATEMENT – Page 14

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THE INDICATED ADDRESS NOT LATER THAN 5:00 P.M. ON JULY 5, 2013. FAILURE TO VOTE OR A VOTE TO REJECT THE PLAN WILL NOT AFFECT THE TREATMENT TO BE ACCORDED A CLAIM OR INTEREST IF THE PLAN NEVERTHELESS IS CONFIRMED.

If more than one-half in number of claimants voting and at least two-thirds in amount of the allowed claims of such claimants in each class of claims vote to accept the Plan, such classes will be deemed to have accepted the Plan. If at least two-thirds in amount of the shares voted in a class of equity interests are voted to accept the Plan, such Class will be deemed to have accepted the Plan. For purposes of determining whether a class of claims or interests has accepted or rejected the Plan, only the votes of those who have timely returned their ballots will be considered.

B. **Hearing on Confirmation**

The hearing on confirmation of the Plan has been set for July 12, 2013 at 9:30 a.m., before the Honorable Karen A. Overstreet, United States Bankruptcy Judge, in U.S. Bankruptcy Court in Seattle, Washington. The Bankruptcy Court shall confirm the Plan at that hearing only if certain requirements, as set forth in § 1129 of the Bankruptcy Code, are satisfied.

C. **Feasibility**

The Debtor must also establish that confirmation of the Plan is not likely to be followed by the Reorganized Debtor's liquidation, or the need for further financial reorganization. To the extent necessary, the Debtor will present testimony with respect to feasibility at the hearing on confirmation of the Plan. The Debtor believes that the Plan is feasible and that the Bankruptcy Court will so find, but a Bankruptcy Court finding of feasibility does not guarantee that the Debtor will successfully complete or pay all its obligations under the Plan.

D. **Treatment of Dissenting Classes of Creditors**

The Bankruptcy Code requires the Bankruptcy Court to find that the Plan does not discriminate unfairly, and is fair and equitable, with respect to each class of claims or interests that is impaired under, and has not accepted, the Plan. Upon such a finding, the Bankruptcy Court may confirm the Plan despite the objections of a dissenting class. The Debtor has requested that the Court confirm the Plan even if creditors holding claims in impaired classes do not accept the Plan.

Ε. **Effect of Confirmation**

Confirmation of the Plan shall operate on the Effective Date as a discharge of the Debtor from all claims and indebtedness that arose before the Effective Date, except for those unclassified claims that the Reorganized Debtor agrees to pay as a continuing obligation. All such discharged claims and indebtedness shall be satisfied by the cash payment or other consideration provided under the Plan. Upon Confirmation, all property of the Debtor's estate shall be free and clear of all claims and interests of creditors, except as otherwise provided in the Plan or the order of the Bankruptcy Court confirming the Plan. The Reorganized Debtor shall be vested with all assets of the Debtor's estate. The provisions of the Plan shall bind the Debtor, the Reorganized Debtor, and all other parties in

DISCLOSURE STATEMENT – Page 15

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> 5000 Two Union Square 601 Union Street Seattle, Washington 98101-2373 Telephone (206) 292-2110 Facsimile (206) 292-2104

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DISCLOSURE STATEMENT – Page 16

BUSH STROUT & KORNFELD LLP LAW OFFICES MONTH NOTE:

ant "A" is either one tenant for 2,500 sqft, or 2 Tenants with 1,24

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Y INVESTMENT L.L.C.
DERAL WAY CENTER
CTED BUDGET FOR 2013

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1	interest, including any creditor of the l and whether or not such creditor has a	Debtor, whether or not such creditor is impaired under the Plan ccepted the Plan.
2	F. Consequences of the Failure	
3	In the event the Court declines	to confirm the Debtor's Plan, whether due to a failure of ation might ultimately result, either through a revised Plan under
5	Chapter 11 or conversion of this Chap	oter 11 case to a bankruptcy under Chapter 7 of the Bankruptcy his Disclosure Statement, there is a risk that creditors would
	receive a significantly reduced recove	ry under a liquidation.
6	RESPECTFULLY SUBMITT	ED this 1 st day of May, 2013.
7		J AND Y INVESTMENT LLC Debtor-In-Possession
8		
9		By: EAST OF CASCADES, INC. Its Manager
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11		Yong C. dang
12		Its President
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DISCLOSURE STATEMENT - Page 16

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Tenant "A" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.

Primestar Investment Corp. / J & Y Investments, L.L.C.
Federal Way Center
PROJECTED OPERATING EXPENSES 2013

\$ 92,180.17 | \$ 94,680.28 | \$ 94,680.39 | \$ 94,680.49 | \$ 96,485.60 | \$ 97,485.71 | \$ 97,486.29 | \$ 97,486.18 | \$ 84,263.38 | \$101,987.07 | \$101,805.10 | \$ 96,443.12 | \$ 1,149,663.78 |

\$ 379,351.58 \$390,412.19 \$337,870.81 \$262,290.09 August September October November

Starting Cash Balance Revenue

Monthly Rental Income

Ending Cash Balance	Net Profit / Loss for 2013	Total Expenses	Tenant Improvement	Lease Commision	Convenience Class Claim Payments	General Unsecured Claim Payments	WA DOR Sales Tax	Petty Cash	Interest Payment LNR	Quarterly Payment US Trustee	Payroll and Other Taxes	Management Fee	Property Tax	Day Security / Custodial / Maintenance / PK	Repair Maintenance / Supplies	Professional Fund	Waste Disposal	AAA Fire & Safety	Insurance	Security Phone / Internet	Landscaping	Wediamon Wonterland	Machanical Maintenance	I skehaven I Itilities	Puget Sound Energy	Janitorial	Elevator
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J & Y INVESTMENT L.L.C. FEDERAL WAY CENTER PROJECTED BUDGET FOR 2014

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Roof	NEXTE	\$ 3,56	3,556,00 \$	3,556.00 \$	3,556.00 \$	3,556.00 \$			3,555.00	3,330.00	0,000.00	21000	350000	310.00	3.720.00
R00f	CITY OF FEDERAL WAY	\$ 31	_	310.00 \$	310.00 \$	310.00 \$		-	310,00	30.00	30.00	200.00	200.00	200.00	2,400.00
Lobby	STAR BEST CAFE		200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00	200.00	200,002	200,000	200.00		1 E74 44 *	23 272 K3
8	PARK CHENAUR & ASSOCIATES	\$ 4,57	4,571.14 \$	4,571.14 \$	4,571,14 \$	4,571.14 \$	4,571.14 \$	4,571.14 \$	4,571.14 \$	4,571.14 \$		4,5/1.34			01,000,00
110	NW TERRITORIAL MINT	\$ 16,000.00	χ).000 \$	16,000.00 \$	16,000.00 \$	16,293.00 \$	16,293.00 \$	16,293.00 \$	16,293.00 \$	16,293.00 \$	16,293.00 \$	16,293.00 \$	16,293.00 \$	16,293.00 \$	194,007.00
2ND FLOOR				_	2 400 40 6	2 1 81 301 1	4 196 18 18	4 196 18 \$	4.196.18	4.196.18 \$	4,196.18 \$		4,196.18 \$	4,196.18 \$	50,354.16
210	LOBEL FINANCIAL	4.13	4.196.18		7747 42 6	771743	-		7.717.43 \$	7,717.43 \$	7,948.95 \$	7,948.95	7,948.95	7,948.95 \$	93,535.24
220	WELLS FARGO	\$ 7.77	717.43	-					1.845.83	1,845.83 \$	1,901.20 \$			1,901.20 \$	22,371.44
235	WELLS FARGO	1.84	345.83	1,043.03	20.000	5		- 8			- \$,			
240	VACANT	12	2 E8 DOE	1 309 83 5	1.309.83	1,309.83	1,309.83 \$	1,309.83 \$	1,309,83 \$	1,309.83 \$	1,309.83 \$	1.309.83	1.349.12 \$	1,349.12	15,/96,54
28 8	NEW STAR REALTY	\$ 211	ш		2,113.26 \$	2,113.26 \$	2,113.26 \$	2,113.26 \$	2,113.26 \$	2,113,26 \$	6 07-611.7	9 1 070117	4 (02011)	E. (100E0	
3RD FLOOR			•	•	2			. \$		- \$	1				,
3 8	PAPERSTREET PERIODONTICS	5.36	5,361.98 \$	5,361.98 \$	5,361.98 \$	5,361.98 \$	5,361.98 \$	5,361.98 \$	5,361.98 \$	5,361.98 \$	5,361.98 \$	5,351.98 \$	5,361.98	5,301.30 3	04,040,70
ATH FLOOR				_	* 00000	\$ 1 00 000 p	\$ 00,000	9 500.00 \$	9,500,00 \$	9,500,00 \$	9,500.00 \$	9,500.00 \$	9,500.00 \$	9,500.00 \$	111,500.00
410	LANDMARK PROFITSSIONAL	230	3305.00	2396.66	2,396.66	_1			2,396.66 \$	2,396.66 \$	2,396.66 \$	2,396.66 \$	2,396.66	2,396,66	27 800 00
44	MCGLINESS	\$ 3.15		3,150.00 \$	3,150.00 \$	3,150.00 \$	3,150.00 \$	3,150.00 \$	3,150,00	3,150.00	0,100,00	3 310 80 4	231082 8	2310.82 \$	27 729.84
450	ATOMY INC.	\$ 2,3	2,310.82 \$	2,310.82 \$	2,310.82 \$	2,310.82 \$	2,310.82 \$	2,310.62	2.30.013	20.010.5	4 20,000				
STH FLOOR		A	^		- 8		- \$		-		,		- 4	5	10.000
5 6	U.S. CORP. ENGINEERING		1,711.00 \$	11,711.00 \$	11,711.00 \$			11,711.00 \$	11./11.00	11,711.00	2 20 20 4	3 205 42 \$	3 295 42 8		39.545.04
560	REPUBLIC MORTGAGE	\$ 3.23	3,295,42 \$	3,295.42 \$	3,295,42 \$	3,295.42 \$	3,295,42 \$	3,225,42 \$	3,4-002,6		0.200.72		A C3 234 V		53 587 44
580	REPUBLIC MORTGAGE	\$ 4,4	4,465.62 \$	4,465.62 \$	4,465.62 \$	4,465.62 \$	4,465.62 \$	4,465.62 \$	4,465.62 \$	4,465.62	4,465.52	\$ 70,000,0	4,400.00		00,007
STH FLOOR			_	\$ 07 80C E	\$ PF 806 &	3 708 49 \$	3.208.49 \$	3,208.49 \$	3,208.49 \$	3,208.49 \$		3,208.49 \$	3,208.49 \$	3,208,49 \$	38,501.88
2 2	NEO DENTAL INC	21	2155.25		-	_	2,155.25 \$		2,155.25 \$		2,155.25 \$	2,155.25	2.155.25	2,100,20	23,000,00
3 8	VANCANT	60		-	- \$	-	1	1	5	1	20206	8 405 25 8	840525 8	8.405.25	100.863.00
£	WELLS FARGO	\$ 8.4	8,405.25	8,405.25 \$	8,405.25 \$	8,405.25	8,405.25	6,405.25	0,400,00	S	. І.				,
670	VACANT	en	- \$,	-	-			200	- 1			1 350 00 8	135000 \$	16 200 00
NA	ADVERTISING / MISC. INCOME	\$ 1.3	350.00 \$	1,350.00 \$	1,350.00 \$	1,350.00 \$	1,350.00 \$	1,350.00	1,350,00	1,500.00		4 510 42 \$			54,125.04
	TENANT A 2,500 SQFT	\$ 4.5	4.510.42 \$	4.510.42 S	4.510.42 \$	L	4,510.42	4,510.42	S CY ULS F	451042 8	4 510 42 S	_			54,125.04
	TENANT B 2,500 SQFT	\$ 4,5	4,510.42 \$	4,510.42	4,510.42	4,510,10,4	4,510,42	10100	1,0			- 1			
	•			107 651 00 8	107 651 00 \$	107 944 00 \$	107.944.00 \$	108,444,00 \$	108,444.00 \$	108,444.00 \$	108,730.89 \$	108,730.89 \$	108,770.18 \$	108,770.18 \$	1,299,175.14
SCN II CIAL		9 .07.0	107,001,00	107,007.00		1									

NOTE: Tenant "A" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.
Tenant "B" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.

\$261,126.40 \$ 223,822.76 \$244,324.95 | \$265,077.75 | \$196,428.47 | \$219,758.66 | \$241,950.60 | \$ 255,176.55 | \$283,272.59 | \$310,466.05 | \$247,782.67 |

January February March April May June July August September October November

\$107,651.00 | \$ 107,651.00 | \$107,651.00 | \$107,944.00 | \$107,944.00 | \$108,444.00 | \$108,444.00 | \$ 108,444.00 | \$108,730.89 | \$108,730.89 | \$108,770.18 | \$108,770.18 | \$108,770.18 | \$1,299,175.14

Starting Cash Balance
Revenue

Monthly Rental Income

Ending Cash Ralance	Net Profit / Loss for 2014	Total Expenses	Tenant Improvement	Lease Commision	General Unsecured Claim Payments	WA DOR Sales Tax	Petty Cash	Interest Payment LNR	Quarterly Payment US Trustee	Payroll and Other Taxes	Management & Misc. Expenses	Property Tax	Day Security / Custodial / Maintenance / PR	Repair Maintenance / Supplies	Professional Fund	Waste Disposal	AAA Fire & Safety	Insurance	Security Phone / Internet	Lanoscaping	indianisa	Mechanical Maintenance	Lakehaven Utilities	Puget Sound Energy	Janitorial	Elevator	
\$ 223.8	\$ (37,3	\$144,954.64	\$ 37,500.00	\$ 12,500.00	\$ 5,90	\$	\$	\$ 41,167.00	\$ 1,63	\$ 1,4	\$ 5,38		65	6	1	1	ľ		Ų		İ	\$ 7.51	↔	\$ 11,555.50	\$ 4,38	\$ 1,06	
22.76	\$ (37,303.64) \$	2 2 2	0.00	0.00 \$	5,990.71 \$	434.56 \$	-	\$ \$7.00	,625.00	,450.00 \$	5,382.55	_	5,/54.13		+		-		3/3.00	_1_		513.26 \$	48.85 \$	5.50 \$	4,385.00 \$		4
244.324.95	20,502.19	87,148.81		,	5,990.71	434.56	1	41,167.00		1,450.00	cn		5,754.13	1	١.		41.00	44 00	373.00	375 00	904 47	258.88	788.46	11,889.74	4,385.00	1,069.05	
\$ 223 822.76 \$ 244.324.95 \$ 265,077.75	\$ 20,752.80	\$ 86,898.20	69	•	\$ 5,990.71	\$ 434.56		\$ 41,167.00		\$ 1,450.00	69		\$ 0,704.10	9	9 6	9 6	9 6		6 0,000	375.00	\$ 904.47	\$ 258.88	\$ 33.76	\$ 12,393.83	6	69	
\$ 196,428.47	\$ (68,649.28)	\$176,593.28	\$	49	\$ 5,990.71	69	69	\$ 41,167.00		4	69	64	, 6	6 575/42	1,000.00	7,000,00	4 1 nns 26	\$ 112834	0,0.00	\$ 375.00	\$ 904.47	\$ 7,513.26	\$ 792.13		4,385.00	1,069.05	2000
\$219,758.66	\$ (68,649.28) \$ 23,330.19 \$ 22,191.94 \$ 13,225.95	\$ 84,613.81	-	4	5,990.71	434.56		\$ 41,167.00		\$ 1,450.00	5,397.20	200	6 0,104.10		1 250 00	500000	_	\$ 287.38		375.00	\$ 904.47	\$ 258.88		9,707.00	4,303.00	1,009.05	30000
\$241,950.60 \$255,176.55 \$	\$ 22,191.94	\$ 86,252.06	4	-	5,990.71	434.30	101 10	41,167.00	20 500	\$ 1,450.00	3,422.20	2000	0,107.10	5 754 13	1 250 00	5.000.00	1 008 26	\$ 41.00		375.00	\$ 904.47	\$ 258.88	435.20	1,000.00	11,000,00	1,009.00	1 060 05
\$255,176.55	\$ 13,225.95	\$ 95,218.05	4		3,990.71	1		41,107.00	1,023.00	1,35,00	5,422.20	n 200 00	0,101110	5 754 13	1 250 00	5.000.00	1.008.26	\$ 41.00		375.00	\$ 904.47	+	7 640.09	20.200	11 080 00	1,009.00	1 20 02 1
\$ 283,272.59	\$ 28,096.04	\$ 80,347.96	•				427 50	41,107.00		\$ 1,700.00	3,422.20	7	1	51		\$ 5,000.00		\$ 41.00		\$ 375.00	\$ 904.47	230.00	250 00	7/6 20		4 385 00	1 069 05
	\$ 27,193.46	\$ 81,537.43				A 6	-	41,107,00	\$ 41 167 OO	•	A 6	V2 957 2	ŀ	69		\$ 5,000.00	\$ 1,008.26	\$ 208.05		\$ 375.00	\$ 904.47	\$ 230.00	9 €	2 1 077 50	-	\$ 4 385 00	\$ 1,069,05
\$247,782.67	\$ (62,683.37)	\$171,414.26	6	A 6			224 56	4 4 4 4 4 4 4	-		9 6		~	69	69	₩	\$ 1,008.26	\$ 197.04		\$ 375.00	\$ 904.41			7	\$ 11 319 85	59 ¢	\$ 1.069.05
\$252,178.59	\$ 4,395.92	\$104,374.26		<i>p</i> 6	A 6	P		,n e	\$ 41 167 00	ľ	<i>A</i>	\$ 5,438.51		\$	- 1	\$ 5,000.00 \$	~7 63	€9	\$ 22,900.00	\$ 375.00	904.47	1,010.00	9 1 845 83		8	\$	\$ 1,069.05
\$310,466.05 \$247,782.67 \$252,178.59 \$277,927.93	\$ 25,749.34	\$ 83,020.84		,	7	4	-	S	\$ 41 167 00	1	£A (\$ 5438.51		(5)	\$ 1,250.00 \$	(h	\$ 1,008.26	\$ 733.53		\$ 375.00	\$ 504.47	00,47	\$ 1845.83	\$ 650.00	\$ 11,555.50	4,385.00	\$ 1,069.05
	€			١	ļ		59	69	9	69			59	49			es	€9	69	69			S	es			\$
	16,801.53	\$ 1,282,373.61		37 500 00	12 500 00	41 934 97	5.214.72	'	494 004 00	6,500.00	17.400.00	64.958.76	62,895.17	69,049.56	15,000.00	60,000.00	12,099.42	3,542.14	22,900.00	4,500.00	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	20 222 04	35 297 98	6.585.26	34,189.39	52,620.00	12,828.60

Tenant "A" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each. Tenant "B" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.

J & Y INVESTMENT L.L.C. FEDERAL WAY CENTER PROJECTED BUDGET FOR 2015

	iğ i	Tel		N/A AD						STH FLOOR	580 REF						_							3RD FLOOK									110 NW	100 PAX				Roof NEX	AST EI COR	21117
	TENANT C 2,500 SQFT	ENANT B 2.500 SQFT	TENANT A 2,500 SQFT	ADVERTISING / MISC. INCOME		WELL'S FARGO	WANCAU !	AND AND	DENTAL INC	SEATTI ET AW GROLIP	REPUBLIC MORTGAGE	ART OBLIC MORE GROOT	CORP. LINGUISTICACE	TO CORD HADINGTON	VACANT		ATOMY INC.	MCGUINESS	THE NELTON CAMP	CANUMARK TROTESSIONEL		FAR ENGINEER FERRODOMINO	EDSTORET DEDICTIONS	JAC ANT	CIVIL SECTION OF SECTI	NEW STAP BEALTY	TATE AGENCY	VACANT	WELL & EARCO	WELLS FARGO	LOBEL FINANCIAL		NW TERRITORIAL MINT	TARK CHERACK & ASSOCIATES	COLOR STORY	STAR REST CAFE	CITY OF FEDERAL WAY	TEL		TENANT
49	\$	¢\$	49	4	•	0 6	9 6	8	59	S	4	•	9	4	43		64	6	•	96	•	ŀ	φ.	8		4	S	65	9	4	8		G	6	9	S	SA	s		JANUARY
		4,510.42	4,645.73	1,350.00 \$	_1_	1,1,1,1,1	┉.	_		3,304.74 \$	4,588.58			11.711.00	-		2.357.04			2 458 55	0.500.00		5 361 98 \$. 8	u	1	1 349 12 \$				4,280.10 \$		16,293.00 \$	4.01	4 E71 14 C			3,556.00 \$		FE
114 628 39 \$		4,510.42 \$		1,350.00 \$. 1	\$ 5	8 657 41 \$		2,219.91 \$	3,304,74 \$	4,355.55	200.50	3.545.42 \$	11,711.00 \$			2,357.04 1 \$	2,300.00	2 200 00	2468 56 8	5 00 005 b		5.361.98 \$	\$		2,176.66 \$	1.349.12 \$	٠ \$	1.901.20 \$	7,948.95	4,280.10 \$		16,293.00 \$	1000	4571 14 \$	200.00 \$	310.00 \$	3,556.00 \$		FEBRUARY MARCH
114,628.39 S	4,510.42 \$	4,510.42 \$	┺	+			8 657 41 S	S	2,219.91 \$	3,304.74 \$	#, UC. CC. P			11,711.00 \$	1		2,307,04	200000			9.500.00 \$		5,361.98 \$	- 8		2,176.66 \$	1,349.12 \$	- 8	1,901.20 \$	7,948.95 \$	4,280.10 \$		16,293.00 \$		4.571.14 S	200.00 \$	310.00 S	3,556.00 S		CH APRIL
115,254.31 \$	4,510.42 \$	4,510.42				-4	8.657.41 S		2,219.91 \$	3,304.74 \$	4,000.00	¥ 500 50 \$	3,545.42 \$	11,711.00	٠.	6	2,001.07	225704 5	3 300 00 \$		9.500.00 \$		5,361.98 \$			2,176.66 S	1,349.12 \$	ļ	1,901.20 \$	٠.	٠.	-1	16,781.79		4.708.27 S	200.00 \$	310.00 \$			MAY
115,254,31 \$	4,510.42 \$				1 260.00	_	8,657,41 \$	·	2,219.91 \$			4 599 59 \$	3,545.42 \$	4 00.117,11	_	•					9,500.00 \$		5,361.98 \$			2,176.66 \$	1,349,12 \$		1.901.20 \$	7,948.95 \$	4,280.10		16,781.79	- 1	4,708.27 \$	200.00 \$		3,556.00 \$		JUNE
115,290.31 \$	4,510.42 \$	4	-	_1	\$ 00.05		8,657.41 \$	-	2,219.91	3,304.74	L	4.599.59 S	3,545.42 \$	1_	_	*			3,300,00 \$	2,468.56 \$	9,500.00 \$		5,361.98 \$	69		2,176.66 \$		- 5	1,901,20			_	\$ 8/.18/.dt		4,708.27 \$	200.00		3,556.00 \$		YJUL
115,590,31 \$	4,510,42 \$	+	4.	L.	135000 \$	-	8,657.41 \$	١	\$ 16.617.7	-	-	4.599.59	3,545.42 \$	-			- 1-		3,300.00 \$	2,468.56 \$			5,361.98 \$	-		2,1/6.66	21.040.1			7,940,90			10,701.79		4,708.27 \$	\$ 00.002		3.556.00	-	AUGUST
115,590.31 \$	4,510.42 3	4,010.42	451042	A 645 73 8	1.350.00 \$,	8.657.41 \$	- 5	C 18.8177	3,304,74 \$		4,599.59	3,545,42 \$		14 711 00 5	-		2,357.04 \$	3,300.00 \$	2,468.56 \$	9,800.00 \$		5,361.36	- 18		4 00'0/1'7	1,040.16	4 20 4	P 07106'	1,040,00	7,000,10	4 280 to \$	10,101,10	46 701 70 4	4,708.27 \$	200.00	340,00	0,000,00		
115,866.80 \$	¢ 1 24:016'4	2 50 013	451042 8	4 645 73 8	1.350.00 \$		8,657.41 \$	1	2,213,31	3,304.74 \$		4,599.59 \$	3,545.42		11 711 00 5	3		2,357.04 \$	3,300.00	2,468.56 \$	\$ 00.008.6		2,301.30	5 50		2,170,0019	1,010.12	4 2/0 42 4	,	1 030 33 4	8 187 63 8	4 280 10 18	10,101.10	16 781 70	4,708.27 \$	200.00	30.00	3,550,00	255000	SEPTEMBER OCT
115,866.80 \$	4,310,42	2 24 043	4.510.42 S	4 645 73 S	1,350.00 \$. 8	8,657.41	٠.	4,6,0,0,0	3,304.74 \$		4,599,59 \$	3,242,42	25.50	11.711.00 \$	- 8		2,357.04 \$	3,300.00 \$	2,468.56 \$	9,800.00	2 200 00	0,301.50	E 364 00 6		2,170.00 1 \$	3476.66	1 2/0 17 5	1,000,1	1 030 22 \$	8 187 42 S	4 280 10 \$		16.781.70 S	4,708.27 \$	A 2007007	30.00	245.00	3 555 00	OCTOBER NOV
116,618.47 \$	4,5,0,0,4	4 510 43 S	4.510.42 \$	4.645.73 \$	1,350.00 \$	- 65	0,007.41			3,304.74 \$		4,599.59 \$	S 74-CAC'C	3 64 343 6	11.711.00 \$			2,357.04 \$	3,300.00	2,468.56	9,800.00	2000	0.001.00	E 351 00 4		2.110.00	2 176 66	1 329 59 \$	0	1939 22 \$	8 187 42 \$	4.280.10 \$		16.781.79	4,708.27 \$	200.00	3000	245.00	3 1 06 230 7	NOVEMBER DECE
116,618.47 \$	7,010,41	4 510 42 S	4.510.42 \$	4.645.73	1,350.00 \$		0,007.41		2	3,304.74 \$		4,599.59 \$	34.040.0	3 5/5/50	11,711,00 \$	- \$		2,357.04 \$	3,300.00	2,468.30	9,800,00	00000		536108 \$	9		2 176 66 \$		4	1.939.22 \$	8.187.42 \$	4,280.10 \$		16.781.79	4,708.27 \$		S CO COC	34500 \$	A 267 20 S	DECEMBER TOTAL
1.385,835.26	0,7,10,10	54 125 04	54,125.04	55,748.76	16,200.00	,	26.000,001	102 888 07		39,656.88		55,195.08	- C	42 545 04	140,532.00			28,284,48	39,000.00	27.220,62	10,000,00	15 200 00	01,0101	24 343 75 1			26 119 92	16.270.38	•	22.966.48	96,341,28	51,361.20		199,915,11	56,087.85		2 450 00	3 972 00	4409440	1

\$114,628.39 | \$ 114,628.39 | \$114,628.39 | \$115,254.31 | \$115,254.31 | \$115,290.31 | \$115,590.31 | \$ 115,590.31 | \$115,866.80 | \$115,866.80 | \$116,618.47 | \$116,618.47 | \$ 1,385,835.28 |

Monthly Rental Income

Ending Cash Balance	Net Profit / Loss for 2015	Total Expenses	Tenant Improvement	Lease Commision	WA DOR Sales Tax	Petty Cash	Interest Payment LNR	Quarterly Payment US Trustee	Payroll and Other Taxes	Management & Misc. Expenses	Property Tax	Day Security / Custodial / Maintenance / PR	Repair Maintenance / Supplies	Professional Fund	Waste Disposal	AAA Fire & Safety	Insurance	Security Phone / Internet	Landscaping	Mechanical Maintenance	Lakehaven Utilities	Puget Sound Energy	Janitorial	Elevator
\$ 252 743 52	\$ (25,184.41) \$	\$ 139,812.80	\$ 37,500.00	\$ 12,500.00		\$ 500.00	-	\$ 1,625.00	\$ 1,450.00	\$ 5,731.42		\$ 5,754.13	\$ 1,250.00	\$ 5,000.00	₩-	+		\$ 375.00	904.47	7,513.26	-	\$ 11,555.50	٠.	1,069.05
\$ 285.364.94	32,621.42	\$ 82,006.97	69	-	\$ 434.56	\$ 500.00	\$ 41,167.00		\$ 1,450.00	\$ 5,731.42		\$ 5,754.13	-	5,000.00	1,008.26	41.00		\$ 3/5.00	904.4/	258.88	/88.46	+	4,385.00	1,069.05
\$318.236.97	\$ 32,872.03	\$ 81,756.36		5	\$ 434.56 \$	\$ 500.00	\$ 41,167.00 \$	-	\$ 1,450.00 \$	\$ 5,731.42 \$		\$ 5,754.13 \$	\$ 1,250.00	٥	1,008.26	41.00		\$ 3/5.00 \$	904.47	258.88	33./6	12,393.83	4,385.00	1,069.05
\$262,023.20 \$297,788.89	\$ (56,213.78) \$ 35,765.69	\$171,468.09 \$	-	ļ	434.56	\$ 500.00 \$	41,167.00	1,625.00	\$ 1,450.00 \$	5,762.72 \$	-		╂	5,000.00	1,000.20	1,120.54		\$ 3/3.00	14.40	7,513.20	21.76/	90.108	1	1,069.05
	35,765.69 \$	79,488.62 \$		<u> </u>	434.56	500.00	41,167.00		1,450.00 \$	5,762.72		5,754.13	00.0073	0,000,00	1,000.20	2000.00	207 20	3/3.00	375 00	20.00	25.00	9,707.00	4,300.00	1,069.05
\$331,975.54 \$357,481.19	34,186.64	81,103.67	,	,	434.56	500.00	41,167,00	20700	1,450.00	5,764.52		5,/34.13	1,250.00	35000	1,000.20	30 300 1	3	0/0.00	00 375	200.00	22.00	1,300.00	44,000,00	1,069.05
\$357,481.19 \$	\$ 25,505.65	\$ 90,084.66 \$		<u> </u>	434.56	00.00	41, 167.00	1,625.00	١.	2,779.52	2 2 2 2 2	\$ 3,734.10 \$	1,200.00	350.00	1,000.20		41 00	0,0.00	275.00	004 47 \$	36.613.7	20.200,11	41,000.00	1,069.05
	\$ 27,852.03	87,738.28	6		404.00		47,700.00	00 005 23	1,450.00	20.677.0	7 770	3,134.13		1 250 00	5,000,00	1 008 28	3	0,000		904 47	25.00	20:30	11 082 02	1,085,00
\$412,272.79	\$ 26,939.57	\$ 88,927.23	•		404.00	200.00	47,700.00	00 007 74	\$ 1,450.00	3,793.34	2000	6 0,104.10		1 250 00	5,000,00	1 008 28	208.05	0,000	375.00	904 47	258 88		\$ 11 758 97 \$	\$ 438500
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\$380,326.55	\$ 26,172.22	\$ 90,446.25 \$			100	134 55	500.00	47 700 00	4	3 450 00	E 830 00	0,101.10	5 754 13	1 250 00	5 000 00	1.008.26	733.53		375.00	904.47	1.845.83	650 00	11.555.50	\$ 4.385.00 \$
	\$ 102,398.62	\$ 3,403.88	١				-	3			1	_		1				2		ļ	\$ 35,297.98		╮	\$ 52,620.00

Toponto with 1 350 and and Toponto with 1 350 and pach	Tenant "B" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.	Tenant "A" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.
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A Toponto with	or 2 Tenants with	or 2 Tenants with
š	1,25	7,25
) sqft each.) sqft each.

NOTE:

J & Y INVESTMENT L.L.C. FEDERAL WAY CENTER PROJECTED BUDGET FOR 2016

NATERITORAL MINIT NATERITORAL MINIT S. 16,781.79 S. 16,781.79 S. 1,300.21 S. 4,305.70 S.	SUITE 1ST FLOOR Roof Roof Lobby	TENANT NEXTEL CITY OF FEDERAL WAY STAR BEST CAFÉ	JANUARY \$ \$	4,267.20 346.00 200.00		4,267.20 346.00 200.00	4,267.20 346.00 200.00		4,267.20 346.00 200.00		AUGL 4,267.20 \$ 346,00 \$ 200,00 \$ 4,849.52 \$	\$ 4,267.20 \$ 346.00 \$ 200.00 \$ 4,849.52	AUGUST SEPTEMBER	AUGUST SEPTEMBER OCTOBER	AUGUST SEPTEMBER OCTOBER NOVEME	AUGUST SEPTEMBER OCTOBER
MATERRITORIAL MINIT \$ 16,781.79 \$ 16,781.79 \$ 10,701.	8	PARK CHENAUR & ASSOCIATES	69	1			4,849.52 \$	4,849.52 \$	7 4	4,849.52 \$	\$ 4,849.52	\$ 4,849.52 \$ 4,949.52 \$ 17.285.24	\$ 4,849.52 \$ 4,049.52 \$ 17.285.24 \$ 17.285.24 \$ 17.285.24	\$ 4,849.52 \$ 4,049.52 \$ 1,049.52 \$ 17,285.24 \$ 17,285.24	\$ 4,849.52 \$ 4,649.52 \$ 1,049.52 \$ 17,285.24 \$ 17,285.24 \$	\$ 4,849.52 \$ 4,049.52 \$ 1,049.52 \$ 17,285.24 \$ 17,285.24 \$ 17,285.24 \$
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WACANT VACANT VACANT S S S S S S S S S S S S S S S S S S S	220	WELLS FARGO	69			8,187.42 \$	8,187.42 \$	8,187,42 \$	1 8	8,187,42 S		\$ 8,187,42 \$	\$ 8,187.42 \$ 8,187.42 \$ \$ 1,958.24 \$ 1,958.24 \$	\$ 8,187.42 \$ 8,187.42 \$ 6,167.42 \$ \$ 1,958.24 \$ 1,958.24 \$ 1,958.24 \$	\$ 8,187,42 \$ 8,187,42 \$ 6,167,42 \$ 0,167,42	\$ 8,187,42 \$ 8,187,42 \$ 6,167,42 \$ 0,167,42
ALISTATE AGENCY ALISTATE AGENCY S. 1,389,59 S. 1,389	225	VACANT	4	_		- \$		-		- \$	\$ -	\$ - \$	\$ - \$	\$ - \$ - \$ - 500.50	\$. \$. \$. \$	\$. \$. \$. \$
NEW STAR REALTY S	255	ALLSTATE AGENCY	¢A ·			1,389.59 \$	- 1 -	1,389.59 \$		1,389.59 \$	1,389.59 \$ 1,389.59 \$	\$ 1,389.59	\$ 1,389.59 \$ 1,389.59 \$ \$ 2,241.96 \$ 2,241.96 \$	\$ 1,389.59 \$ 1,389.59 \$ 1,389.59 \$ 1,389.59 \$ 1,389.59 \$ 2,241.96 \$ 2,241.96 \$ 2,241.96 \$ 2,241.96	\$ 1,389.59 \$ 1,389.59 \$ 1,389.59 \$ 1,389.59 \$ 1,389.59 \$ 2,241.96 \$ 2,241.96 \$ 2,241.96 \$	\$ 1,389.59 \$ 1,389.59 \$ 1,389.59 \$ 1,389.59 \$ 1,389.59 \$ 1,389.59 \$ 2,241.96
S	380 FI OOR	NEW STAR REALTY	4				2.241.95 3	4 F	H	6 1 06 14.977	4,571,00	4,241,00		2.241.00 V METTING 14	1	() () () () () () () () () ()
LANDMARK PROFESSIONAL ED NELSON LAW S 2,542,522 \$ 2,542,523 \$ 2,54	38	VACANT PAPERSTREET PERIODONTICS	6A 6A	5.361.98 \$			5,361.98 \$	5,361.98 \$	11	5,361.98	5,361.98 \$ 5,361.98 \$	\$ 5,361.98	\$ 5,361.98 \$ 5,361.98 \$	\$ 5,361.98 \$ 5,361.98 \$ 5,361.98 \$ 5,361.98	\$ 5,361,98 \$ 5,361,98 \$ 5,351,98 \$ 5,361,98 \$	\$ 5,361.98 \$ 5,361.98 \$ 5,361.98 \$ 5,361.98
ED NEISON LAW S 2,542,622 \$ 2,542,625 \$ 2,542,625 \$ 3,455,00 \$ MCGLIPRESS ATOMY INC. S 3,455,00 \$ 3,455,00 \$ S 3,455,00 \$ 3,455,00 \$ VACANT U.S. CORP. ENGINEERING REPUBLIC MORTGAGE REPUBLIC MORTGAGE S 4,737,58 \$ 4,737,58 \$ 4,737,58 \$ REPUBLIC MORTGAGE S 3,403,88 \$ 4,737,58 \$ 4,737,58 \$ NEO DENTAL INC. VAICANT TENANT B 2,500 SQFT TENANT B 2,500 SQFT TENANT B 2,500 SQFT S 4,4510,42 \$ 4,510,42 \$ 4,510,42 \$ 1,250,00 \$ \$ 122,838,07 \$ 122,83	4TH FLOOR	ANDWARK DECRESSIONAL	<u>ب</u>				10 100.00 \$	10,100.00 \$	1.1	10,100.00 \$	\$ 10,100.00	\$ 10,100.00 \$	\$ 10,100.00 \$ 10,100.00 \$	\$ 10,100.00 \$ 10,100.00 \$ 10,100.00 \$	\$ 10,100.00 \$ 10,100.00 \$ 10,100.00 \$ 10,100.00 \$	\$ 10,100.00 \$ 10,100.00 \$ 10,100.00 \$ 10,100.00 \$
ATOMY INC. \$ 2,427.75	420	ED NELSON LAW	44				3,450,00 \$	3,450,00 \$		3,450.00 \$		\$ 3,450.00 \$	\$ 3,450.00 \$ 3,450.00 \$	\$ 3,450.00 \$ 3,450.00 \$ 3,450.00 \$	\$ 3,450.00 \$ 3,450.00 \$ 3,450.00 \$	\$ 3,450.00 \$ 3,450.00 \$ 3,450.00 \$ 3,450.00 \$
VACANT \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 3,851.78 \$ 3,851.78 \$ 3,851.78 \$ \$ 3,851.78 \$ 3,247.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 4,345.51 \$ 3,445.51 \$ 3,445.51 \$ 3,445.51 \$ 3,445.51 \$ 3,445.51 \$ 3,445.51 <td>\$ \$</td> <td>ATOMY INC.</td> <td>69 6</td> <td></td> <td>2,427.75 \$</td> <td></td> <td>2,427.75 \$</td> <td>2,427.75 \$</td> <td></td> <td></td> <td>\$</td> <td>\$ 2,427.75 \$</td> <td>\$ 2,427.75 \\$ 2,427.75 \\$</td> <td>\$ 2,427.75 \\$ 2,427.75 \\$ 2,427.75 \\$</td> <td>s 2,427.75 s 2,427.75 s 2,427.75 s 2,427.75 s</td> <td>s 2,427.75 \$ 2,427.75 \$ 2,427.75 \$ 2,427.75 \$ 2,427.75</td>	\$ \$	ATOMY INC.	69 6		2,427.75 \$		2,427.75 \$	2,427.75 \$			\$	\$ 2,427.75 \$	\$ 2,427.75 \\$ 2,427.75 \\$	\$ 2,427.75 \\$ 2,427.75 \\$ 2,427.75 \\$	s 2,427.75 s 2,427.75 s 2,427.75 s 2,427.75 s	s 2,427.75 \$ 2,427.75 \$ 2,427.75 \$ 2,427.75 \$ 2,427.75
U.S. CORP. ENGINEERING U.S. CORP. ENGINEERING	STH FLOOR	F	^	*	. 18	- 8	- \$			- \$	- \$ - \$	- 8 -	- \$ - \$	- 6 - 6 - 6	- 00 - 00 - 00	- 8 - 8 - 8
REPUBLIC MORTGAGE \$ 3,651,78 \$ 3,651,78 \$ 3,651,78 \$ 3,651,78 \$ 3,651,78 \$ \$ 3,651	540	U.S. CORP, ENGINEERING	44	Н-				-			\$ 11,711.00	\$ 11,711.00	\$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 2,651.78 \$ 3,651.78	\$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00	\$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$	\$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00
REPUBLIC MORTGAGE \$ 4,737.58 \$ 4,737.58 \$ 4,737.58 \$ 5.00.28 \$ 5.00.288 \$ 5.	560	REPUBLIC MORTGAGE	49				- 1		١.		3,001.70	3,001,70 4 4,001,70	\$ 3,001,70 \$ 3,001,70 \$ 4,727,50	3 3,001,70 4 3,001,70 4 5,001,70 4 7,727.58	3 3,031,70 4 3,001,70 4 5,001,70 4 7,727 58 4 7,727 58 4	3 3,001.70 4 3,001.70 4 5,001.70 4 7,7758 8 4 7,7758 8
SEATTLE LAW GROUP S 2286.51 \$ 2286.51 \$ 2286.51 \$ 286.51	580	REPUBLIC MORTGAGE	\$		4,737.58 \$		4,/3/.58	4,/37.30	1	4,757,50		\$ \$101,000 \$ Trees.	4, 101,101,10 A 101,101,10	\$ 1,00,000 \$ 1,00,000 \$	4, 12, 100 W 1, 100, 100 W 1, 100, 100 W 1, 100, 100	4) 101 101 A ACTOR'S A ACTOR'S &
NEO DENTAL INC. NEO DENTAL INC. S 2286.51 \$ 2286.51 \$ 2286.51 \$ 200.00 \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ 200.00 \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ \$ 200.00 \$ 2	STH FLOOR	SEATTI E I AW GROUP	S							3,403.88 \$	\$ 3,403.88	\$ 3,403.88 \$ 3,403.88	\$ 3,403.88 \$ 3,403.88 \$ 3,403.88	\$ 3,403.88 \$ 3,403.88 \$ 3,403.88 \$ 3,403.88	\$ 3,403.88 \$ 3,403.88 \$ 3,403.88 \$	\$ 3,403.88 \$ 3,403.88 \$ 3,403.88 \$ 3,403.88
WALCANT WELLS FARGO S 8917.13 \$ 8917.13 \$ 8917.13 \$ VACANT VACANT ADVERTISING / MISC. INCOME \$ 1,350.00 \$ 1,35	625	NEO DENTAL INC.	69			1	2,286.51 \$	2,286.51 \$		2,286.51 \$	\$ 60	\$ 2,286.51	\$ 2,286.51 \$ 2,286.51 \$ 2,286.51	\$ 2,286.51 \$ 2,286.51 \$ 2,286.51 \$	\$ 2,286.51 \$ 2,286.51 \$ 2,286.51 \$ 2,286.51 \$	\$ 2,286.51 \$
S	2 83 6 6	VANCANT VASI I S FARGO	S	-			8.917.13 \$	8,917.13 \$		8,917.13 \$	\$ 8,917.13	\$ 8,917.13 \$ 8,917.13	\$ 8,917.13 \$ 8,917.13 \$ 8,917.13	\$ 8.917.13 \$ 8.917.13 \$ 8.917.13 \$ 8.917.13	\$ 8,917.13 \$ 8,917.13 \$ 8,917.13 \$	\$ 8.917.13 \$ 8.917.13 \$ 8.917.13 \$ 8.917.13
ADVERTISING / MISC. INCOME \$ 1,350.00 \$ 1,3	670	VACANT	64	1-1	-	- 5	- \$				5	5	5	S 25000	1	S 25000 6 135000 6
TENANT D 2,500 SOFT \$ 4,785.10 \$ 4,785.10 \$ 4,785.10 \$ \$ 122,838.07 \$	N.A	ADVERTISING / MISC. INCOME	49		ــــ	_	٠	.1	1		\$ 1,350.00	\$ 1,350.00 \$	\$ 1,350.00 \$ 1,350.00 \$	\$ 1,350.00 \$	\$ 1,350.00 \$ 1,350.00 \$ 1,350.00 \$ 1,350.00 \$	\$ 1,350.00 \$ 1,350.00 \$ 1,350.00 \$ 1,350.00 \$
TEMANT D 2,500 SOFT \$ 4,510,42 \$ 4,510,42 \$ 5 122,838.07 \$ 122,838.07		TENANT A 2,500 SQFT	9 64		4,785.10 \$		4,785.10 \$	4,645,73 \$		4,645.73	\$ 4,645.73	\$ 4,645.73	\$ 4,645.73 \$ 4,645.73 \$	\$ 4,645.73 \$ 4,645.73 \$ 4,645.73 \$	\$ 4,645.73 \$ 4,645.73 \$ 4,645.73 \$	\$ 4,645.73 \$ 4,645.73 \$ 4,645.73 \$ 4,645.73 \$
TENANT D 2,500 SQFT \$ 4,510.42 \$ 4,510.42 \$ 4,510.42 \$ \$ 122,838.07 \$		TENANT C 2.500 SOFT	6		4.510.42 \$	4,510.42 \$	-	4,510.42 \$	1		\$	\$ 4,510.42 \$	\$ 4,510.42 \$ 4,510.42 \$	\$ 4510.42 \$ 4510.42 \$ 4,510.42 \$	\$ 4510.42 \$ 4510.42 \$ 4,510.42 \$ 4,510.42 \$	\$ 4510.42 \$ 4510.42 \$ 4510.42 \$ 4510.42 \$ 4510.42 \$
\$ 122,838.07 \$ 122,838.07 \$ 122,838.07 \$		TENANT D 2,500 SQFT	69	4,510.42 \$	4,510.42 \$	4,510.42 \$	4,510.42 \$	4,510.42 \$		4,510.42 \$	\$ 4,510.42	\$ 4,510.42	5 4,510.42 \$ 4,510.42 3	5 4,510.42 \$ 4,510.42 3	\$ 4,510.42 \$ 4,510.42 \$ 4,510.42 \$ 4,510.42 \$	\$ 4,510.42 \$ 4,510.42 \$ 4,510.42 \$ 4,510.42 \$ 4,510.42 \$
	MONTH TOTAL	ŗ	€#	122,838.07 \$	122,838.07 \$		123,482.77 \$	123,482.77 \$	1	123,482.77 \$		\$ 123,482.77	\$ 123,482.77 \$ 123,482.77 \$ 123,482.77	\$ 123,482.77 \$ 123,482.77 \$ 123,482.77 \$	\$ 123,482.77 \$ 123,482.77 \$ 123,482.77 \$ 123,482.77 \$	\$ 123,482.77 \$ 123,482.77 \$ 123,482.77 \$ 123,482.77

\$390,295.95 March

\$ 468,461.15 August

\$503,811.02 \$537,985.76 September October

\$482,223.67 \$493,603.16 November December

Total

7,513.26 904.47 375.00

\$ 1,069.05 \$ 4,385.00 \$ 11,555.50 \$ 650.00 \$ 1,845.83 \$ 904.47 \$ 375.00

\$ 375.00 \$ 22,900.00 \$ 741.80 \$ 1,008.26 \$ 5,000.00 \$ 1,250.00 \$ 5,754.13

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Monthly Rental income

Repair Maintenance / Supplies
Day Security / Custodial / Maintenance / PR \$
Property Tax
Management & Misc. Expenses
Payroll and Other Taxes
Quarterly Payment US Trustee
Interest Payment LNR Puget Sound Energy
Lakehaven Utilities
Mechanical Maintenance let Profit / Loss for 2016 andscaping Security Phone / Internet \$ 6,141.90 \$ 1,450.00 \$ 1,025.00 \$ 47,700.00 \$ 49,700.00 \$ 500.00 \$ 12,500.00 \$ 12,500.00 \$122,838.07 | \$ 122,838.07 | \$122,838.07 | \$123,482.77 | \$123,482.77 | \$123,482.77 | \$123,482.77 | \$123,482.77 | \$123,482.77 | \$123,482.77 | \$123,482.77 | \$123,524.46 | \$123,524.46 | \$1,479,942.52 \$380,326.55 \$ 356,408.34 January February \$146,756.28 1,069.05 4,385.00 11,555.50 48.85 7,513.26 904.47 375.00 41.00 1,008.56 5,000.00 1,250.00 5,754.13 \$ 390,295,95 | \$424,434.18 | \$369,504.44 | \$406,554.17 | \$441,990.65 | \$468,461.15 | \$ 88,950.45 41.00 1,008.26 5,000.00 1,250.00 5,754.13 6,141.90 1,450.00 .700.00 500.00 434.56 \$ 41.00 \$ 1,008.26 \$ 5,000.00 \$ 1,250.00 \$ 5,754.13 क क 69 6,141.90 \$ 1,450.00 \$ 34,138.23 88,699.84 258.88 904.47 375.00 434.56 \$ 424,434,18 | \$ 369,504,44 | \$ 406,554,17 | \$ 441,990,65 | April | May | June | July | \$ (54,929.74) \$178,412.51 7,513.26 904.47 375.00 6,174.14 1,450.00 1,625.00 47,700.00 434.56 \$ 287.38 \$ 1,008.26 \$ 5,000.00 \$ 1,250.00 \$ 5,754.13 \$ 1,069.05 \$ 4,385.00 \$ 9,787.65 \$ 94.52 \$ \$ 958.88 7 \$ 904.47 \$ 375.00 \$ 47,700.00 \$ 500.00 \$ 434.56 \$ 37,049.73 86,433.04 5 \$ 1,069.05 \$ 1,069.05 5 \$ 4,385.00 \$ 4,385.00 5 \$ 11,306.60 \$ 11,022.02 2 \$ 435.20 \$ 763.39 2 \$ 258.88 \$ 7,513.26 7 \$ 904.47 \$ 904.47 5 975.00 \$ 375.00 \$ 41.00 \$ 1,008.26 \$ 5,000.00 \$ 1,250.00 \$ 5,754.13 \$ 47,700.00 \$ 500.00 \$ 434.56 69 35,436.48 88,046.29 6,174.14 1,450.00 1 \$ 6,174.14 \$ 1,450.00 \$ 1,625.0 \$ 41.00 \$ 1,008.26 \$ 5,000.00 \$ \$ 1,250.00 \$ \$ 5,754.13 \$ \$ 97,012.28 \$ 26,470.49 1,069.05 \$ 1,069.05 \$ 4,385.00 \$ 4,385.00 \$ 4,385.00 \$ 11,788.97 \$ 1746.39 \$ 1,077.52 \$ 258.88 \$ 258.88 \$ 258.88 \$ 904.47 \$ 904.47 \$ 375.00 \$ 375.00 \$ 47,700.00 500.00 434.56 503,811.02 88,132.90 35,349.87 6,174.14 1,450.00
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Insurance
AAA Fire & Safety
Waste Disposal
Professional Fund

Tenant "C" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each. Tenant "G" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.	Tenant "A" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each. Tenant "C" is either one tenant for 2,500 sqft or 2 Tenants with 1,250 sqft each.
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nding Cash Balance

\$ 356,408.34

Petty Cash
WA DOR Sales Tax
Lease Commision

enant Improvement

Total Expenses

\$ (55,762.09)

\$ 11,379.49

32,732.91

146,009.51

\$179,244.86

\$112,144.97

\$ 90,791.55

\$ 1,333,933.01

\$482,223.67

\$493,603.16

\$ 526,336.06

J & Y INVESTMENT L.L.C. FEDERAL WAY CENTER PROJECTED BUDGET FOR 2017

MONTH TOTAL		670 N/A	67H FLOOR 620 625 630 640	540 560 580	47H FLOOR 410 420 440 450 450 57H FLOOR 510	2ND FLOOR 210 220 225 240 240 255 260 3RD FLOOR 300 330	SUITE IST FLOOR Roof Roof Roof Lobby 100
ĬĽ.	TENANT A 2,500 SGFT TENANT B 2,500 SGFT TENANT C 2,500 SGFT TENANT D 2,500 SGFT TENANT D 2,500 SGFT TENANT E 2,500 SGFT	VACANT ADVERTISING / MISC. INCOME	SEATTLE LAW GROUP NEO DENTAL INC. VANCANT WELLS FARGO	U.S. CORP. ENGINEERING REPUBLIC MORTGAGE REPUBLIC MORTGAGE	LANDMARK PROFESSIONAL ED NELSON LAW MCGUINESS ATOMY INC. VACANT	LOBEL FINANCIAL WELLS FARGO WELLS FARGO VACANT ALLSTATE AGENCY NEWSTAR REALTY VACANT PAPERSTREET PERIODONTICS	TEMANT NEXTEL CITY OF FEDERAL WAY STAR BEST CAFE PARK CHEWAUR & ASSOCIATES NW TERRITORIAL MINT
8	S S S S	60 60	W W W	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	w w w w		S S S S S S S S S S S S S S S S S S S
129,901.05 \$	4,785.10 \$ 4,785.73 \$ 4,510.42 \$ 4,510.42 \$		3,505.99 \$ 2,355.11 \$ 9,184.64 \$	11,711.00 \$ 3,761.33 \$ 4,879.70 \$	10,100.00 \$ 2,618.90 \$ 3,600.00 \$ 2,500.58 \$	4,453,01 \$ 8,433,04 \$ 2,016.99 \$ 1,431,28 \$ 2,309.22 \$ 5,361,98 \$ 5	4,267,20 346,00 200,00 4,849,52 17,285,24
129,901.05 \$	4,785,10 \$ 4,645,73 \$ 4,510,42 \$ 4,510,42 \$		3,505.99 \$ 2,365.11 \$ 9,184.64 \$	11,711,00 \$ 3,761,33 \$ 4,879,70 \$	10,100,00 \$ 2,518,90 \$ 3,500,00 \$ 2,500,53 \$	4,43301 \$ 8,43304 \$ 2,016.99 \$ 1,431.28 \$ 2,309.22 \$ 5,361.98 \$ 5	FEBRUARY MAR
129,901.05 \$	4,785.10 S 4,645.73 S 4,510.42 S 4,510.42 S		3,505,99 \$ 2,355,11 \$ 9,184,64 \$	3 6 8	10,100.00 \$ 2,500.58 \$ 2,500.58 \$	4,453.01 \$ 8,453.04 \$ 2,016.99 \$ 1,431.28 \$ 2,309.22 \$ 5,361.98 \$	MARCH APRIL MARCH APRIL \$ 4,267.20 \$ \$ 346.00 \$ \$ 200.00 \$ \$ 4,849.52 \$ \$ 17,285.24 \$
130,565.10 \$	4,785.10 \$ 4,645.73 \$ 4,510.42 \$ 4,510.42 \$		3,505,99 \$ 2,365,11 \$ - \$ 9,184,64 \$	11.711.00 \$ 3.761.33 \$ 4.879.70 \$	10,100.00 \$ 2,618.90 \$ 3,500.00 \$ 2,500.58 \$	4,453.01 \$ 8,433.04 \$ 2,016.99 \$ 1,431.28 \$ 2,309.22 \$ 5,361.98 \$ 5,361.98 \$	4,267.20 \$ 346.00 \$ 200.00 \$ 4,995.01 \$ 17,803.80 \$
130,565,10 \$	4,785.10 \$ 4,645.73 \$ 4,510.42 \$ 4,510.42 \$	1,350.00 \$	3,505.99 \$ 2,355.11 \$ - \$ 9,184.64 \$	11.711.00 \$ 3.761.33 \$ 4.879.70 \$	10,100.00 \$ 2,618.90 \$ 3,600.00 \$ 2,500.58 \$	4,453.01 \$ 6,433.04 \$ 2,016.99 \$ 1,431.28 \$ 2,399.22 \$ 5,361.98 \$	Y JUNE 4.257.20 \$ 345.00 \$ \$ 200.00 \$ \$ 4.995.01 \$ \$ 17,803.80 \$
130,565.10 \$	4,645.73 \$ 4,645.73 \$ 4,510.42 \$		3,505.99 \$ 2,355.11 \$ 2,365.11 \$ 9,184.64 \$	11,711.00 \$ 3,761.33 \$ 4,879.70 \$	10,100.00 \$ 2,618.90 \$ 3,600.00 \$ 2,500.58 \$	4.453.01 \$ 8.433.04 \$ 2.016.39 \$ 1,431.28 \$ 2.309.22 \$ 5.361.98 \$	4,267.20 \$ 346.00 \$ 200.00 \$ 4,995.01 \$ 17,803.80 \$
130,565.10 \$	4,785.10 \$ 4,645.73 \$ 4,510.42 \$	1,350.00 \$	3,505.99 \$ 2,355.11 \$ 9,184.64 \$	11,711.00 \$ 3,761.33 \$ 4,879.70 \$	10,100.00 \$ 2,618.90 \$ 3,600.00 \$ \$ 2,500.58 \$	4.453.01 \$ 8.433.04 \$ 2.016.99 \$ 1.431.28 \$ 2.399.22 \$ 5.361.98 \$	4,267,20 346,00 200,00 4,995,01 17,803.80
130,565.10 \$	4,785,10 \$ 4,645,73 \$ 4,510,42 \$ 4,510,42 \$	1,350.00	3.505,99 2,355,11 - 9,184,64	11,711.00 3,761.33 4,879.70		4,453.01 \$ 8,433.04 \$ 2,016.99 \$ 2,016.99 \$ 2,016.99 \$ 2,016.99 \$ 5,361.98 \$	AUGUST ISER \$ 4,267,20 \$ \$ 246,00 \$ \$ 200,00 \$ \$ 4,995,01 \$ \$ 4,995,01 \$ \$ 17,803.80 \$
130,565.10 \$	4,785.10 \$ 4,645.73 \$ 4,510.42 \$ 4,510.42 \$		3,505,99 2,365,11 9,184,64	11,711.00 S 3,761.33 S 4,879.70 S	10,100.00 2,618.90 3,600.00 2,500.58	4.453.01 \$ 8.433.04 \$ 2.016.99 \$ 1.431.28 \$ 2.309.22 \$ 5.361.98 \$	4,267,20 346,00 200,00 4,995,01 17,803,80
130,565.10 \$	4,785,10 \$ 4,645,73 \$ 4,510,42 \$ 4,510,42 \$		3,505.99 \$ 2,355.11 \$ - \$ 9,184.64 \$	11,711.00 S 3,761.33 S 4,879.70 S	10,100.00 2,618.90 3,600.00 2,500.68	4,453.01 \$ 8,433.04 \$ 8,433.04 \$ 2,016.99 \$ 1,431.28 \$ 2,309.22 \$ 5,361.98 \$	4,267,20 346,00 200,00 4,995.01 17,803.80
130,608.04 \$	4,785,10 \$ 4,645,73 \$ 4,510,42 \$ 4,510,42 \$	1,350.00	3,505.99 \$ 2,355.11 \$ - \$ 9,184.64 \$	11.711.00 \$ 3.761.33 \$ 4,879.70 \$		4,453.01 \$ 8,433.04 \$ 2,016.99 \$ 1,474.22 \$ 2,309.22 \$ 5,361.98 \$	4,267,20 346,00 200,00 4,995,01 17,803,80
130,608.04	4,785,10 \$ 4,645,73 \$ 4,510,42 \$ 4,510,42 \$	1,350.00	3,505,99 2,355,11 - 9,184,64	11,711.00 \$ 3,761.33 \$ 4,879.70 \$	10 100.00 2,618.90 3,600.00 2,500.58	4,453.01 \$ 8,433.04 \$ 2,016.99 \$ 2,1474.22 \$ 2,309.22 \$ 5,361.98 \$	4,267,20 346,00 200,00 4,995,01 17,803,80
1,564,874.93	57,421,20 55,748,76 54,125,04 54,125,04		42,071.88 28,261.32 110,215.68	140,532,00 45,135,96 58,556,40		53,436,12 101,196,48 24,203,88 17,261,24 27,710,64	\$ 51,206.40 \$ 4,152.00 \$ 2,400.00 \$ 59,503.66 \$ 212,089.92

NOTE: Tenant "A" is either one tenant for 2,500 sqf, or 2 Tenants with 1,250 sqf each.
Tenant "D" is either one tenant for 2,500 sqf, or 2 Tenants with 1,250 sqf each.
Tenant "C" is either one tenant for 2,500 sqf, or 2 Tenants with 1,250 sqf each.
Tenant "D" is either one tenant for 2,500 sqf, or 2 Tenants with 1,250 sqf each.
Tenant "C" is either one tenant for 2,500 sqf, or 2 Tenants with 1,250 sqf each.

| \$129,901.05 | \$ 129,901.05 | \$129,901.05 | \$130,565.10 | \$130,565.10 | \$130,565.10 | \$130,565.10 | \$130,565.10 | \$130,565.10 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 | \$130,608.04 |

| \$628,194.30 | \$ 661,373.00 | \$703,431.09 | \$744,314.04 | \$695,260.17 | \$713,349.06 | July | August | September | October | November | December

 \$ 509,107.68
 \$ 549,685.13
 \$ 590,513.18
 \$ 542,291.66
 \$ 586,049.60

 February
 March
 April
 May
 June

Monthly Rental Income Starting Cash Balance Revenue

Ending Cash Balance	Net Profit / Loss for 2017	Total Expenses	Tenant Improvement	Lease Commision	WA DOR Sales Tax	Petty Cash	Interest Payment LNR	Quarterly Payment US Trustee	Payroll and Other Taxes	Management & Misc. Expenses	Property Tax	Day Security / Custodial / Maintenance / PR	Repair Maintenance / Supplies	Professional Fund	Waste Disposal	AAA Fire & Safety	Insurance	Security Phone / Internet	Landscaping	Mechanical Maintenance	Lakehaven Utilities	Puget Sound Energy	Janitorial	Elevator
\$509,107.68	\$ (17,228.38) \$	\$ 147,129.43	\$ 37,500.00	\$ 12,500.00	\$ 434.56	\$ 500.00	\$ 47,700.00	\$ 1,625.00	\$ 1,450.00	\$ 6,495.05		\$ 5,754.13	\$ 1,250.00		\$ 1,008.56	\$ 41.00		\$ 395.00	\$ 904.47	\$ 7,513.26	\$ 48.85	\$ 11,555.50	\$ 4,385.00	\$ 1,069.05
\$ 549,685.13	40,577.45	\$ 89,323.60	\$	69	\$ 434.56	\$ 500.00	\$ 47,700.00		\$ 1,450.00	\$ 6,495.05		\$ 5,754.13	\$ 1,250.00	\$ 5,000.00	\$ 1,008.26	\$ 41.00		\$ 395.00	\$ 904.47	\$ 258.88	\$ 788.46	\$ 11,889.74	\$ 4,385.00 \$	\$ 1,069.05
\$590,513,18 \$542,291.66 \$586,049.60 \$628,194.30	\$ 40,828.06 \$ (48,221.53) \$ 43,757.95 \$ 42,144.70	\$ 89,072.99	€9	\$	\$ 434.56	\$ 500.00	\$ 47,700.00		\$ 1,450.00	\$ 6,495.05	₩	\$ 5,754.13				-		\$ 395.00		\$ 258.88		12,393.83	4,385.00	\$ 1,069.05
\$542,291.66	\$ (48,221.53)	\$178,786.63	-	-	\$ 434.56 \$	\$ 500.00	\$ 47,700.00	\$ 1,625.00	\$ 1,450.00	+		\$ 5,754.13	1,250.00	5,000.00	1,008.26	1,128.34		\$ 395.00 \$	904.47	7,513.26	_	9,901.58	4,385.00	\$ 1,069.05
\$586,049.60	\$ 43,757.95	\$ 86,807.16	69	-	434.56	\$ 500.00	٠		\$ 1,450.00	6,528.26		\$ 5,754.13	1,250.00	5,000.00	1,008.26	287.38		395.00	904.47	258.88	20.46	9,/8/.55	4,385.00	1,069.05
\$628,194.30	\$ 42,144.70	\$ 88,420.41	59		\$ 434.56	\$ 500.00	47,700.00	-	\$ 1,450.00	6,528.26		\$ 5,754.13	1,250.00	5,000.00	1,008.26	41.00		\$ 393.00	904.47	238,88	433.20	11,300.00	4,385.00	1,069.05
\$661,373.00 \$	\$ 33,178.71 \$	\$ 97,386.40 \$		-	\$ 434.56 \$	500.00	47,700.00	1	١.	6,528.26		\$ 5,754.13	ı	5,000.00	1,008.28	41.00		\$ 00.00 B	205.47	7,513.26	75.00	20,200,11	4,385.00	1,069.05
ſ	42,058.09				434.56		47,700.00		1,450.00	6,528.26	2000	5,/54.13	00.002,1	5,000.00	1,000.20	41.00	200	00.00	304.47	200.00		246.30	4,365.00	1,069.05
\$744,314.04	\$ 40,882.96	\$ 89,682.15	4		434.55	500.00	\$ 47,700.00		\$ 1,450.00	J	2000	\$ 5,/54.13 \$		١,	1,000.20	20.00	200 05	a	ł	200.00	T	4 11,730.57	4,303.00	\$ 1,069.05
\$695,260.17	\$ 40,882.96 \$ (49,053.88) \$ 18,088.89	\$ 179,618.98		-	434,56	500.00	4/,	1,625.00		1.				4 0,000.00	1	1	10701	6 000.00		9 7,010.20	- 1	4 1777 500	4,000.00	\$ 1,069.05 \$
703,431.09 \$744,314.04 \$695,260.17 \$713,349.06 \$752,791.36		\$112,519.15			434.50	00.00	4/,/00.00	2000	\$ 1,450.00 a	. _	1	\$ 5,754.15	00.002,1	1 250 00 6	\$ 000.00 \$	30.000	744 00	33 000 00	305.00	9 5,047.07		0,550.15	1,000.00	1,069.05
\$752,791.36	\$ 39,442.31 \$	\$ 91,165.73	1		434.36	000.00	4/,/00.00	-	1,450.00	0,000.40	0 620 40	5,754.15	1,200.00	1,000.00		1 008 38	722 62	000.00	305 00	004 47	28 278 7	650 00 9	11 555 50	1,069.05
	\$ 226,455.30	88,507.02 \$ 89,682.15 \$179,618.98 \$112,519.15 \$ 91,165.73 \$ 1,338,419.63	\$ 07,000.00				Į,				1		١	ļ		12 000 42			4 740 00			6 585 26	1	

CITY OF FEDERAL WAY \$ 346.00 \$ 346.00 \$ 346.00 \$ 346.00 \$ 346.00 \$ 346.00 \$
PARK CHENAUR & ASSOCIATES \$ 4,995.01 \$ 4,995.01 \$ 4,995.01 \$ 5,144.86
NW TERRITORIAL MINT S 17,803.80 S 17,803.80 S 17,803.80 S 18,337.91
\$ 4,542.07 \$
\$ 8,686.03 \$ 8,886.03 \$ 8,886.03 \$ 2,077.50 \$ 2,077.50 \$ 2,077.50
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\$ 2,378.50
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5,361.98 \$ 5,361.98
s 10,100,00 \$ 10,100,00 \$ 10,100,00 \$
\$ 2,697,48 \$ 2,697,48
2,575.60
- 8 - 8
U.S. CORP. ENGINEERING \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 3,874.17 \$ 3,874.17 \$ 3,874.17 \$ 3,874.17 \$ 3,874.17 \$ 3,874.17 \$ 3,874.17 \$ 3,874.17 \$ 3,874.17 \$ 3,874.17 \$ 3,874.17
\$ 5,206.09 \$ 5,206.09 \$ 5,206.09
0 2511 17 6 2511 17 8
VANCANT S 9.450.18 S 9.460.18 S 9.460.18 S
, ,
ADVERTISING / MISC. INCOME \$ 1,350.00 \$ 1,350.00 \$ 1,350.00 \$
\$ 5,076.51 \$ 4,928.65 \$ 4,928.65 \$ 4 208.65 \$ 4 785.10 \$ 4.785.10
\$ 5,076.51 \$ 4,928.65 \$ 4,928.65 \$ 4,928.65 \$ 4,785.10 \$ 4,785.10 \$ 4,785.10 \$ 4,445.73 \$ 4,645.73
\$ 5,076,57 \$ 4,928.65 \$ 4,928.65 \$ \$ 4,928.65 \$ \$ 4,928.65 \$ 4,726,10 \$ \$ 4,726,10 \$ \$ 4,726,10 \$ \$ 4,946,73 \$
\$ 5,076.51 \$ 4,928.65 \$ 4,928.65 \$ 4,785.10 \$ 4,785.10 \$ 4,785.10 \$ 4,785.10 \$ 4,945.73

Starting Cash Balance Revenue

January

Ending Cash Balance	Net Profit / Loss for 2018	Total Expenses	Tenant Improvement	Lease Commision	WA DOR Sales Tax	Petty Cash	Interest Payment LNR	Quarterly Payment US Trustee	Payroll and Other Taxes	Management & Misc. Expenses	Property Tax	Day Security / Custodial / Maintenance / PR	Repair Maintenance / Supplies	Professional Fund	Waste Disposal	AAA Fire & Safety	Insurance	Security Phone / Internet	Landscaping	Mechanical Maintenance	Lakehaven Utilities	Puget Sound Energy	Janitorial	Elevator	Monthly Rental Income
\$ 738,355.14	\$ (14,436.22)	\$ 147,276.39		\$ 12,500.00	\$ 434.56	\$ 500.00 \$	\$ 47,700.00 \$	\$ 1,625.00	1	\$ 6,642.01		\$ 5,754.13	\$ 1,250.00 \$	\$ 5,000.00	\$ 1,008.56	\$ 41,00		\$ 395.00	\$ 904.47	\$ 7,513.26	\$ 48.85	\$ 11,555.50	\$ 4,385.00	\$ 1,069.05	\$ 132,840.17
\$ 738,355.14 \$ 781,621.53 \$ 825,138.52 \$ 779,624.85 \$ 826,090.65 \$ 870,943.20 \$ 806,829.76	\$ 43,266.39	\$ 89,007.69	\$ -	- \$	\$	500.00	47,700.00		\$ 1,450.00	\$ 6,613.70		\$ 5,754.13 \$	\$ 1,250.00 \$	\$ 5,000.00 \$	\$ 1,008.26 \$	\$ 41.00		\$ 395.00 \$	\$ 904.47 \$	\$ 258.88 \$	\$ 788.46 \$		\$ 4,385.00	\$ 1,069.05 \$	\$ 132,840.17 \$ 132,274.08 \$ 132,274.08 \$ 132,958.04 \$ 132,958.04 \$ 132,958.04 \$ 132,958.04 \$
\$ 825,138.52	\$ 43,517.00	\$ 88,757.08	-	٠,	1	\$ 500.00	\$ 47,700.00		\$ 1,450.00	\$ 6,613.70		5,754.13	\$ 1,250.00 \$	5,000.00	1,008.26	\$ 41.00		395.00	904,47	258.88	33.76	-	\$ 4,385.00	1,069.05	\$ 132,274.08
\$ 779,624.85	\$ 43,517.00 \$ (45,513.67)	\$ 178,471.71	٠.	€ \$	5	\$ 500.00	\$ 47,700.00	\$ 1,625.00	\$ 1,450.00	\$ 6,647.90	\$ 81,447.59	\$ 5,754.13 \$	1,250.00	\$ 5,000.00	\$ 1,008.26	\$ 1,128.34		\$ 395.00	\$ 904.47	\$ 7,513.26	\$ 792.13	مِ	\$ 4,385.00	\$ 1,069.05	\$ 132,958.04
\$ 826,090.65	\$ 46,465.80	\$ 86,492.24		\$	-	\$ 500.00	\$ 47,700.00		\$ 1,450.00			\$ 5,754.13 \$	\$ 1,250.00	5,000.00	\$ 1,008.26	-		\$ 395.00	\$ 904.47 \$	\$ 258.88	\$ 94.52	ဖ	\$ 4,385.00	-	\$ 132,958.04
\$ 870,943.20	\$ 44,852.55	86,492.24 \$ 88,105.49		5	-	\$ 500.00	\$ 47,700.00		\$ 1,450.00			\$ 5,754.13 \$	\$ 1,250.00 \$	1.	+	41.00		\$ 395.00	904.47	258.88	7	11,306.60			\$ 132,958.04
	\$ 35,886.56	\$ 97,071.48		\$		500.00	\$ 47,700.00	1,625.00	+-	╄~		5,754.13	1,250.00	5,000.00	-	41.00		\$ 395.00	904.47	7,513.26	+-	11,082.02			\$ 132,958.04
\$ 951,595.69	\$ 44,765.94	\$ 88,192.10	,		•	\$ 500.00	\$ 47,700.00		\$ 1,450.00	6,6		\$ 5,754.13	\$ 1,250.00	J				\$ 395.00				\$ 11,082.02	4		\$ 132,958.04
\$ 995,186.50	\$ 43,590.81	\$ 89,367.23		45	4	\$ 500.00	\$ 4/.	1	\$ 1,450.00	8	·	\$ 5,754.13	65	6		S		\$ 395.00	65	61	+	9 65	67	es	\$ 132,958.04
\$ 948,840.48	\$ (46,346.02)	\$ 179,304.06	49	4	,	\$ 500.00	4/	1	1,450.00	6,647.90	1~		4	\$ 5,000.00	6	\$ 197.04		\$ 395.00 \$		7,513.26	1,077.52	11,3/9.85	١.		\$ 132,958.04 \$ 133,000.21
\$ 969,636.49	\$ 20,796.01	\$ 112,204.20 \$	<u>د</u> م			500.00	4/,/00.00		\$ 1,450.00	6,650.01	222	\$ 5,754.13	\$ 1,250.00	\$ 5,000.00	\$ 1,008.26	741.80	00.006,22	395.00	904.47	\$ 1,845.83	\$ 34.52	\$ 10,556.13	4,385.00	1,069.05	\$ 133,000.21
\$ 995,186.50 \$ 948,840.48 \$ 969,636.49 \$ 1,011,785.92	\$ 42,149.43	\$ 90,850.78 \$	€ 7			\$ 500.00	4		\$ 1,450.00	١		\$ 5,/54.13	4	96	9			393.00		•		9 6			133
.,	\$ 258,994.56	\$ 1,335,100.47	\$ 37,500.00			9 6	9	, 6	9 6	, 6	, 4	4		9 6	•		4		, 6	-	, 6	9 4		65	\$ 1,5

NOTE

ITON	MONTH TOTAL		NA	670	636	620 625	S80 STH FLOOR	560	540	STH FLOOR	\$50	420	410 410	300	3RD FLOOR	260	240	235	210	110	100	Lobby	Roof Roof	SUITE 1ST FLOOR
NOTE: Tenant 'A' is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each. Tenant 'B' is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each. Tenant 'C' is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each. Tenant 'D' is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each. Tenant 'B' is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.	η-	TEMANT C 2,500 SQFT TEMANT C 2,500 SQFT TEMANT D 2,500 SQFT TEMANT E 2,500 SQFT	ADVERTISING / MISC. INCOME TENANT A 2,500 SQFT	VACANT	VANCANT	SEATTLE LAW GROUP NEO DENTAL INC.	REPUBLIC MORTGAGE	REPUBLIC MORTGAGE	U.S. CORP. ENGINEERING	VACANT	ATOMY INC.	MCGUINESS MCGUINESS	LANDMARK PROFESSIONAL	VACANT PAPERSTREET PERIODONTICS		NEW STAR REALTY	VACANT	WELLS FARGO	LOBEL FINANCIAL	NW TERRITORIAL MINT	PARK CHENAUR & ASSOCIATES	STAR BEST CAFÉ	NEXTEL CITY OF FEDERAL WAY	TENANT
X) sqft, or 2 Tenz X) sqft, or 2 Tenz	\$ 12	G G G		\$		s) s	S	S		S		co 40		es es		60 60			e 69	64	€		69 69	JANUARY
Ints with 1,250 ints with 1,25	35,542.91 \$	4,928.65 \$ 4,785.10 \$ 4,645.73 \$		\$		3,719.51 \$ 2,498.53 \$	5,206.09 \$	3,874.17 \$			2,652.87 \$	3,900,00 \$		5,361.98 \$		2,449.86 \$		_	4,632.91 \$	18,337.91 \$	5,144.86 \$	200.00 \$	4,267.20 S	FEB
sqfl each. sqfl each. sqfl each. sqfl each. sqfl each.	135,542,91	4,928.65 4,785.10 4,645.73		- 0.00	9 743 99	3,719.51 2,498.53	5,206.09	3,874.17				3,900.00	10,100.00	5,361.98		2,449.86	1 646 30	ш	4,632.91 8,946.61	18,337.91	5,144.86	200.00 \$	4,267.20 346.00	FEBRUARY
	\$ 135,542.91	\$ 4,928.65 \$ 4,785.10 \$ 4,645.73			\$ 974399	\$ 3,719.51 \$ 2,498.53	\$ 5,206.09	\$ 3,874.17		\$		\$ 3,900.00	\$ 10,100.00	\$ 5,361.98		\$ 2,449.86			\$ 4,632.91	\$ 18,337.91	\$ 5,144.86		\$ 4,267.20	MARCH
	5	73 \$		8	(A) (A)	s s	8	.17 \$	S	s	\$	69 69	\$.98		86 8		S	cs (c)	5	.86 \$.00 S	80 S	APRIL
	136,247.40 \$		1,350.00 \$ 5,228.81 \$		9743.99 \$	3,719.51 \$ 2,498.53 \$	5,206.09 \$	3,874,17 \$				3,900.00 \$	10,100.00 \$	5,361.98 \$, ,	2,449.86 \$	6 6	ш	4,632.91 \$ 8,946.61 \$	18,888.05 \$	5,299.21 \$		346.00 \$	MAY
	136,247.40 \$	Ludadada	5,228.81 \$		9.743.99 S	3,719.51 \$ 2,498.53 \$	5,206.09 \$	3,874.17 \$	-	,	2,652.87 \$	3,900,00 \$		5,361.98 \$			1 515 30 6		4,632.91 \$	18,888.05 \$	5,299.21 \$	200.00 \$	4,267.20 \$ 346.00 \$	
	136,247.40	4,928.65 4,785.10 4,645.73	\$ 1,350.00 \$ 5,228.81 \$ 5,076.51		9,743.99	3,719.51 2,498.53	5,206.09	3,8/4.1/	11,711.00	<u> </u>	2,652.87	3,900,00	10,100.00	5,361.98	Į į	2,449.86	1 516 30	2,139.83	4,632.91 8,946.61	18,888.05	5,299.21	200.00	4,267.20 346.00	JUNE
	\$ 136,247.40 \$		\$ 1,350.00 \$ \$ 5,228.81 \$ \$ 5,076.51 \$		\$ 9,743.99 \$	\$ 3,719.51 \$ \$ 2,498.53 \$	\$ 5,206.09 \$	3,8/		\$ - 2	\$ 2,652.87	\$ 3,900,00 \$	10,10	\$ 5,361.98 \$		1	2 25.25		\$ 4.632.91 \$ \$ 8,946.61 \$	\$ 18,888.05 \$	\$ 5,299.21 \$	\$ 200.00 \$	\$ 4.267.20 \$ \$ 346.00 \$	
	136,247.40	4,928.65 \$ 4,785.10 \$ 4,645.73 \$			9,743.99	3,719.51 \$ 2,498.53 \$				1	2,652.87 \$		10,100.00	5,361.98 \$			1 516 39		4,632.91 \$ 8,946.61 \$	18,888.05	5,299.21		4.267.20 \$ 346.00 \$	GUST
	S	.		es	s s			u	8	S		60 6	• 60			69	s 4			\$	8		69 69	SEPTEME
	136,247.40 \$	4,928.65 \$ 4,785.10 \$ 4,645.73 \$	5,228.81 \$ 5,076.51 \$		9,743.99 \$	3,719.51 \$ 2,498.53 \$	5,206.09	- 1	1,711.00 \$	s	2,652.87 \$	3,900.00 \$	10,100.00 \$	5,361.98 \$		2,449.86 \$	151639 \$		4,632.91 \$ 8,946.61 \$	18,888.05 \$	5,299.21 \$	200.00 \$	346.00 \$	
	136,247.40 \$	4,928.65 \$ 4,785.10 \$ 4,645.73 \$	5,228.81 \$ 5,076.51 \$		9,743.99 \$	3,719.51 \$ 2,498.53 \$	\$ 60.907'9		11,711.00 \$	-	2,652.87 \$	3,900,00 \$	10,100.00 \$	5,361.98 \$		2.449.86 \$			4,632.91 \$ 8,946.61 \$	18,888.05 \$	5,299.21 \$	200.00 \$	346.00 \$	
	136,292.89 \$	4,928.65 \$ 4,785.10 \$ 4,645.73 \$	5,228.81 \$ 5,076.51 \$	11	9,743.99 \$	3,719.51 \$ 2,498.53 \$	3,200.09 \$			- 5	2,652.87 \$	3,900.00 \$	10,100.00 \$	5,361,98 \$,	_	1.561.88 \$	2.139.83 \$	4,632.91 \$ 8,946.61 \$	18,288.05 \$	5,299.21 \$	200.00 \$	346.00 \$	NOVEMBER DEC
	136,292.89 \$	4,928.65 \$ 4,785.10 \$ 4,645.73 \$	5,228.81 \$		9,743.99 \$	3,719.51 S 2,498.53 S	\$ 60'907'c	_1.		- \$	2,652,87 \$	3,900.00 \$	10,100.00 \$	5,361.98 \$			1.561.88		4,632.91 \$ 8,946.61 \$	18,888.05 \$	5,299.21 \$	200,00 \$	346.00 \$	DECEMBER TOTAL
	1,632,946.31	59,143.80 57,421.20 55,748.76	62,745.72	,	116,927.88	29,982.36	02,473.00	40.064,04	140.532.00	-	31,834,44	46,800.00	121,200.00	64,343,76		29.398.32	18.287.66	25,677.96	55,594.92 107,359.32	225,006.18	63,127.47	2,400,00	4,152.00	

Primestar Investment Corp. / J-& Y Investments, L.L.C.
Federal Way Center
PROJECTED BUDGET FOR 2019

Starting Cash Balance
Revenue
Monthly Rental Income

\$ 135,542.91 \$ 135,542.91 \$ 135,542.91 \$

136,247.40 \$

136,247.40 | \$ 136,247.40 | \$ 136,247.40 | \$ 136,247.40 | \$ 136,247.40 | \$ 136,247.40 | \$ 136,292.89 | \$ 136,292.89 | \$ 1,632,946.31

\$ 1,187,536.82 \$ 1,235,427.65 \$ 1,282,143.35 \$ 1,238,922.22 \$ 1,252,846.28 August | September | October | November | December

\$ 1,011,785.92 \$ 1,000,351.86 \$ 1,046,723.64 \$ 1,093,346.02 \$ 1.

January February March April May

.050,957.24 \$ 1,100,547.93 \$ 1,148,525.37

Repair Maintenance / Supplies
Day Security / Custodial Maintenance / PR \$
Property Tax
Management & Misc. Expenses
Payrol and Other Taxes
Quarterly Payment US Trustee
Interest Payment LNR
\$
Petty Cash
\$ et Profit / Loss for 2019 Puget Sound Energy
Lakehaven Utilities
Mechanical Maintenance AAA Fire & Safety
Waste Disposal
Professional Fund Total Expenses enant Improvement Commision \$ 1,000,351.86 | \$ 1,046,723.64 | \$ 1,093,346.02 | \$ 1,050,957.24 1,069.05 4,385.00 11,555.50 48.85 7,513.26 904.47 395.00 146,976.97 \$ 41.00 1,008.56 5,000.00 1,250.00 5,754.13 6,777.15 1,450.00 1,625.00 7,700.00 500.00 12,500.00 12,500.00 1,069.05 4,385.00 11,889.74 788.46 258.88 904.47 \$ 47,700.00 500.00 89,171.14 \$ 46,371.77 41.00 1,008.26 5,000.00 1,250.00 5,754.13 6,777.15 \$ 1,450.00 \$ 1,069,05 4,385,00 12,393,83 33,76 258,88 904,47 395,00 88,920.53 \$ 41.00 1,008.26 5,000.00 1,250.00 5,754.13 6,777.15 1,450.00 500.00 178,636.18 1,128.34 \$
1,008.26 \$
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1,625.00 \$
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500.00 \$ (42,388.78) \$ 1,069.05 4,385.00 9,901.58 792.13 7,513.26 904.47 395.00 \$ 1,100,547.93 \$ 1,148,525.37 47,700.00 500.00 287.38 1,008.26 5,000.00 1,250.00 5,754.13 49,590.69 86,656.71 1,069.05 4,385.00 9,787.65 94.52 258.88 904.47 395.00 6,812.37 1,450.00 \$ 1,069.05 4,385.00 11,306.60 435.20 258.88 904.47 395.00 47,700.00 500.00 41.00 \$
1,008.26 \$
5,000.00 \$
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5,754.13 \$ 88,269.96 6,812.37 1,450.00 S 69 \$ 1,187,536.82 1,059.05 {
4.385.00 \$
111,082.02 \$
7,46.39 \$
7,513.26 \$
994.47 \$
395.00 \$ 97,235.95 39,011.45 41.00 1,008.26 5,000.00 1,250.00 5,754.13 \$ 1,235,427.65 | \$ 1,282,143.35 | \$ 1,238,922.22 47,700.00 500.00 41.00 1,008.26 5,000.00 1,250.00 5,754.13 88,356.57 6,812.37 1,450.00 395.00 1,069.05 4,385.00 11,758.97 1,077.52 258.88 904.47 395.00 47,700.00 500.00 89,531.70 208.05 1,008.26 5,000.00 1,250.00 5,754.13 6,812.37 1,450.00 179,468.53 (43,221.13) \$ 197.04 \$
1,008.26 \$
5,000.00 \$
1,250.00 \$ 47,700.00 500.00 112,368.83 1,845.83 904.47 395.00 22,900.00 741.80 1,008.26 5,000.00 1,250.00 5,754.13 6,814.64 1,450.00 \$ 1,308,123.75 1,069.05 4,385.00 11,555.50 650.00 1,845.83 904.47 395.00 45,277.48 91,015.41 733.53 1.008.26 5.000.00 1.250.00 5,754.13 6,814.64 1,450.00 1,336,608.48 296,337.83

Tenant "C" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each. Tenant "D" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each. Tenant "E" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.	Tenant "A" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each. Tenant "B" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.
le tenant for 2,500 sq le tenant for 2,500 sq le tenant for 2,500 sq	e tenant for 2,500 sq e tenant for 2,500 sq
ft, or 2 Tenants with ft, or 2 Tenants with ft, or 2 Tenants with ft, or 2 Tenants with	ft, or 2 Tenants with ft, or 2 Tenants with
1,250 sqft each. 1,250 sqft each. 1,250 sqft each.	1,250 sqft each.

NOTE

J & Y INVESTMENT L.L.C. FEDERAL WAY CENTER PROJECTED BUDGET FOR 2020

ADVERTISING I MISC. INCOME \$ 1,350.00 \$ 1,3	ADVERTISING I MISC. INCOME \$ 1,350.00 \$ 1,3	ADVERTISING / MISC. INCOME \$ 1,350.00 \$ 1,3	ADVERTISING / MISC. INCOME \$ 1,350.00 \$ 1,3	ADVERTISING / MISC. INCOME S 1,350,00 \$ 1,35	ADVERTISING / MISC. INCOME \$ 1,350.00 \$ 1,350.00 \$ 1,350.00 \$ 1,350.00 \$ 1,350.00 \$ 1,350.00 \$ 1,350.00 \$		VACANT S - S - S	WELLS FARGO \$ 10,036.31 \$ 10,036.31 \$ 10,036.31 \$ 10,036.31 \$ 10,036.31 \$ 10,036.31 \$ 10,036.31 \$ 10,036.31 \$	G - G - G - G - G - G - G - G - G - G -	NEO DENTAL INC. \$ 2,573.49 \$ 2,573.49 \$ 2,573.49 \$ 2,573.49 \$ 2,573.49 \$ 2,573.49 \$	VIR. SEATTLE LAW GROUP \$ 3,831.10 \$ 3,831.10 \$ 3,831.10 \$ 3,831.10 \$ 3,831.10 \$ 3,831.10 \$ 3,831.10 \$		REPUBLIC MORTGAGE \$ 5,362,27 \$ 5,362,27 \$ 5,362,27 \$ 5,362,27 \$ 5,362,27 \$ 5,362,27 \$	REPUBLIC MORTIGAGE \$ 3,990.40 \$ 3,990.40 \$ 3,990.40 \$ 3,990.40 \$ 3,990.40 \$	U.S. CORP. ENGINEERING \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$ 11,711.00 \$	VACANT S - S - S - S - S - S	A LOWE LIVE.	ATOMA IN S 2732.46 \$ 2732.46 \$ 2,732.46 \$ 2,732.46 \$ 2,732.46 \$ 2,732.46 \$ 2,732.46 \$	ED NESON (AW 3 2.001.73 3 2.001.73 4 2.001.73 4 2.001.73 5 2.001.7	LANDMARK PROFESSIONAL \$ 10,100,00 \$ 10,100		PAPERSTREET PERIODONTICS \$ 5.361.98 \$ 5.361.98 \$ 5.361.98 \$ 5.361.98 \$ 5.361.98 \$ 5.361.98 \$ 5.361.98 \$	VACANT S - S - S - S - S	NEWSTAR REALTY \(\) \(ALISTATE AGENCY \$ 1,561.88 \$ 1,56	VACANT \$ - 8 - 8 - 8 - 8 - 8	WELLS FARGO \$ 2,204.02 \$ 2,204.02 \$ 2,204.02 \$ 2,204.02 \$ 2,204.02 \$	WELLS FARGO \$ 9,215.01 \$ 9,215.01 \$ 9,215.01 \$ 9,215.01 \$ 9,215.01 \$ 9,215.01 \$	\$ 4,771.90 S 4,771.90 S 4,771.90 S	NWTERRITORIAL MINIT S 18.888.05 S 18.888.05 S 18.484.69 S 19.454.69 S 19.454.69 S 19.454.69 S 19.454.69 S	100 PARK CHEWAUR & ASSOCIATES \$ 5,299.21 \$ 5,299.21 \$ 5,299.21 \$ 5,488.19 \$ 5,488.19 \$ 5,488.19 \$ 5,488.19 \$ 5,488.19	STAR BEST CAFE \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$	CITY OF FEDERAL WAY \$ 346.00 \$ 346.00 \$ 346.00 \$ 346.00 \$ 346.00 \$ 346.00 \$	NEXTEL \$ 4,267.20 \$ 4,267.20 \$ 4,267.20 \$ 4,267.20 \$ 4,267.20 \$ 4,267.20 \$ 4,267.20 \$	SUITE TENANT JANUARY FEBRUARY MARCH JAPRIL MAY JUNE JULY AUGUST	
W W W W W W W W W W W W W	w w w w w w w w w	w w w w w w w w	w w w w w w w	w w w w w w	w w w w w	W W W W W	w w w w	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	8 8 8	\$ 8	49	4		49	S		1	5	A 6	9		49	8	S	S	S	S	s	49	\$	4	s	s	\$	MARCH	
•	9	49	S	s	€	69	-	\$	60	40	¢,		s	s	4	\$	ľ	8	76	9 65		\$	4	69	¢A	G)	\$	\$	s	49	es	3	S	S	APRIL	
\$ 139,368.65 \$	\$ 4,785,10	\$ 4,928.65	\$ 5,076.51	\$ 5,228.81	5,386.67	1,350.00		10,036,31		2.573.49	3,831,10		5,362.27	3,990,40	11,711.00			2,732.46	4 050 00	10,100.00		5,361.98		2,523.25	1,561.88	•	\$ 2,204.02	\$ 9,215.01	\$ 4,771.90	19,454.69	5,458.19	200,00	346.00	4,267.20		
139,368.65 \$	4,785,10	4,928.65	5,076.51	5,228.81	5,386.67	1,350.00		10,036,31		2,573.49	3,831.10		5,362.27	3,990.40	11.711.00	•		2,732,46	4,050,00	10,100.00		5,361.98	-	2,523.26	1.561.88		2,204.02	9,215.01	4,771.90	19,454.69	5,458.19			4,267.20		
139,368.65 \$	-	<u> </u>	1_	┺	<u> </u>	٠	L	٠	_	_	L			J	1		l t	1	. 1		.1	—	- \$	<u></u>		٠.	١	L		-	-					
139,368.65 \$	4,785.10 \$	4,928.65 \$	5,076.51 \$		5,386.67 \$	1,350.00 \$	- 5	10,U36,S1 \$	٠.	25/3.49 \$			5,362.27 \$	3,990.40 \$	11,711.00 \$			2,732.46 \$	4.050.00 S	7861 75 8		5,361.98 \$. \$	2,525,5			2,204.02 \$		4,771.90 \$	19,454.69 \$	5,458.19 \$	200.00	346.00 \$	4,267.20 \$	IST SEPTEMBER	
139,368.65 \$	4.785.10 \$	4.928.65 \$	5,076.51 \$	5,228.81 \$	5,386.67 \$	1,350.00 \$		10,036,31	.1_	2.5/3.49 3	3,831.10 \$		5,362.27 \$	3,990.40 \$	11,711.00 \$			2,732.46 \$	4,050.00 \$	2861 75 \$	2000	5,361.98 \$		6 07.676'7			2,204.02 \$	9,215.01 \$	4,771.90 \$	19,454.69 \$	5,458.19 \$	200.00	346.00 \$	4,267.20 \$	MBER OCTOBER	l
139,368.65 \$	4,785.10 \$	4,928.65 \$	5,076.51 \$	5,228,81 \$	5,386.67 \$	1,350.00 \$		10,030.01	.1.	2,5/3,49	3,831,10 \$		5,362.27 \$	3,990,40 \$	11,711.00 \$	- 8		2,732.46 \$	4.050.00 \$	2861 75 \$	2000	5,361.98 \$		e 07.070.7		1	2,204,02 \$	9,215.01 \$	4,771.90 \$	19,454.69 \$	5,458.19 \$	200.00	346.00	4,267.20 \$	SER NOVEMBER	
139,415.00 \$	4,785.10 \$	ı		4	_	1,350.00 \$	4	10,000,01	1	-	3,831,10 \$		5,362.27 \$	3,990.40 \$	11,711.00 \$			2,732.46 \$	4,050.00 \$	2861.75 \$	_	5,361.98 \$	_	4 02.020,2			2,204,02 \$			19,454.69 \$	5,458.19 \$		346.00	4.267.20 S	ABER DECEMBER	
139,415.00 \$	4,785,10 \$	4,928.65		5,228.81 \$	5,386.67 \$	1,350.00 \$		10,000.01		4 64.010.7			5,362.27 \$	3,990,40 \$	11,711.00 \$	- 5		2,732,46 \$	4.050.00 \$	2861.75		5,361.98 \$		4 02030	9 30 503 5	- 4	2.204.02 \$		4,771.90 \$	19,454.69 \$	5,458.19 \$	6 00:002	345.00	4,267.20 \$	MBER TOTAL	
1,670,339.64	57,421.20	59,143,80	60,918.12	62,745.72	64,640,04	16,200.00		120,400.12	100 100 1	30,001.00	45,973.20		64,347.24	47,884,80	140,532.00			32,789.52	48,600.00	3434100	2000	64,343.76	'	30,213.12	0.0000	100000	26,448.24	110,580.12	57,262.80	231,756.36	65,021.34	4,400,00	4,132,02	51,206,40		J

OTE: Tenant "A" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.
Tenant "B" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.
Tenant "C" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.
Tenant "D" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.
Tenant "E" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.

NOTE:	Ending Cash Balance	Net Profit / Loss for 2020	Total Expenses	Tenant Improvement	Petry Cash	Interest Payment LNR	Quarterly Payment US Trustee	Payroll and Other Taxes	Management & Misc. Expenses	Property Tax	Day Security / Custodial / Maintenance / PR \$	Repair Maintenance / Supplies	Professional Fund	Waste Disposal	AAA Fire & Safety	Insurance	Security Phone / Internet	Landscaping	Mechanical Maintenance	Lakehaven Utilities	Puget Sound Energy	Janitorial	Elevator		INICIAN) I CONDITION OF THE PROPERTY OF	Monthly Rental Income
Tenan Tenan Tenan Tenan Tenan	69	49	s,	s	ne	9	69	8	89		69	\$	\$	s	45		45	65	69	69	69	6	61		١	S
t "A" is either of t "B" is either of t "C" is either of t "C" is either of t "E" is eith	,299,634.81	(8,488.94) \$	147,131.97 \$	37,500.00 \$	12 500 00 \$	_		1,450.00 \$	6,932.15 \$		5,754.13	1,250.00	5,000.00 \$	1,008.56	-		395.00	904.47 \$	7,513.26 \$				-			138.643.03
Tenant "A" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each. Tenant 15" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each. Tenant "C" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each. Tenant "D" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each. Tenant "E" is either one tenant for 2,500 sqft, or 2 Tenants with 1,250 sqft each.	\$ 1,348,951.70	49,316.89	89,326.14 \$,		500.00		1,450.00	6,932.15		5,/54.13		ļ.,		41.00		395.00		258.88	/88.46	11,889.74	4,385.00	1,009.03	2000 02		138.643.03 \$ 138.643.03 \$
,500 sqft ,500 sqft ,500 sqft ,500 sqft ,500 sqft	\$ 1.39	4		65	59	4		64			Į			l			6	4		4	١.					\$ 138
or 2 Tenam or 2 Tenan or 2 Tenan or 2 Tenan or 2 Tenan	8,519.20 \$	49,567.50 \$	89,075.53 \$	- 8		500.00	9 00 00 8	1,450.00	0.932.15		5,/34.13	250.00	5,000.00		┩		00.00 ¢	904.47	200.00	33.70	2,393.83	4,505.00	,003.00	2000		138,643.03 \$
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qft each. qft each. qft each. qft each. qft each.	\$ 1,411	1	\$ 86	S	\$	-	\$ 47				6															
	,651.48	52,555.88	86,812.77	,	_	500.00	47 700 00	.430.00	1 460 00	2 000	0,10	5757 13 5	3,000.00	24.000			000,00	205 20	004 47		07.00	797 65	385.00	20 030		139,368.65 \$
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	.594.11	50,942.63 \$	88,426.02 \$,	-	500.00 \$	47,700,00	20.00	450 00 \$	6 068 43	4	754 13	250 00	00000	30 800	3	00.00		904 47	25 88 87	435 20 5	1 306 60 \$		20 030		139,368,65 \$
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	\$ 1,605,1	.		69	€A			١	1	1	1	1	١	1							1	_	١			1
	07.65	49,680.89 \$	89,687.76 \$		65	-	47,700.00 \$	\$	1.450.00 \$	6.968.43 S	S	5.754.13 \$	1.250.00 \$	0.00 \$	8 26 \$	208.05 \$	-	395.00 \$	904.47	258,88	.077.52 \$	1.758.97		1.069.05		139,368.65
	1299.634.81 \$ 1,348.951.70 \$ 1,388.519.20 \$ 1,359.085.60 \$ 1,411.651.48 \$ 1,462.594.11 \$ 1,504.570.75 \$ 1,555.426.76 \$ 1,605,107.65 \$ 1,584.851.71 \$ 1,591,741.77 \$ 1,539.985.25	(40,255.94) \$	179,624.59 \$,	500.00	47,700.00 \$	1,625.00	1,450.00	6,968.43 \$	81.447.58	5,754.13 \$	1,250.00	5,000.00 \$	1,008.26	197.04		395.00 \$	904.47 \$	7,513.26	1,077.52	11,379.85 \$	4,385.00 \$	1,069.05		139,300.03
	\$ 1,591,74	\$ 26,890.06	- 1	e.	8		Н		İ			ļ					2							- 1		
	11.77 \$	30.06	112,524.94 \$	- 6	,	500.00 \$	47,700.00 \$		450.00 \$	6,970.75 \$		5,754.13 \$	0.00	5,000.00 \$	1,008.26 \$	1.80 \$	0.00	5.00 \$	904.47 \$	5.83 \$	94.52 \$	5.13	5.00 \$,069.05 \$		39,410.00
	1,639,985.25	48,243.48	91,171.52		L	500.00 \$	47,700.00 \$			6,970.75 \$		5,754.13 \$					60	395.00	904,47 \$				4,385.00 \$			109,410.00
		\$ 331,861.50	\$ 1,338,478.14	\$ 01,000.00			5	\$ 6,500.00		\$ 83,516.98					\$ 12,099,42		\$ 22,900.00		٦	ı				\$ 12,828.60		9 1,010,000,01

PROJECTED BUDGET FOR 2020	Federal Way Center	Primestar Investment Corp. / J & Y Investments, L.L.C.
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\$ 138,643.03 \$ 138,643.03 \$ 138,643.03 \$ 139,368.65 \$ 139,368.65 \$ 139,368.65 \$ 139,368.65 \$ 139,368.65 \$ 139,368.65 \$ 139,415.00 \$ 139,415.00 \$ 1,670,339,64]

\$ 1,411,551,48 | \$ 1,462,594,11 | \$ 1,504,570,75 | \$ 1,553,426,76 | \$ 1,605,107,65 | \$ 1,564,851,71 | \$ 1,591,741,77 |
| June July | August | September | October | November | December |

Total

1	EXHIBIT B
2	ISARIBIT D
3	[TO BE FILED]
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DISCLOSURE STATEMENT – Page 17

BUSH STROUT & KORNFELD LLP LAW OFFICES