
HERTZ PROPERTIES GROUP LIMITED

Periodic Report to the Trustee and Bondholders

REPORTING PERIOD

July 1, 2025 – December 31, 2025

Report Date: February 28, 2026

CONFIDENTIAL

Prepared pursuant to the Arrangement with Bondholders (Series A and B)

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Comparative Income Statement w/Include Months
Detailed Income Statement
Hertz Investment Group LLC
Hertz Jackson Four, LLC

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Accrual

Report includes an open period. Entries are not final.

	Current Period (includes 6 months)				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Dec 2025	Dec 2025	Variance		Dec 2025	Dec 2025	Variance	

Operating Income

Rental Income

4010-0000	Base Rent - Office	372,205.30	334,731.11	37,474.19	11.20%	760,284.04	674,506.37	85,777.67	12.72%
4020-0000	CPI Increase	19,591.86	19,591.86	0.00	0.00%	39,183.72	39,183.72	0.00	0.00%
4090-0000	Management Office Rent	2,304.00	2,304.00	0.00	0.00%	4,608.00	4,608.00	0.00	0.00%
Total Rental Income		394,101.16	356,626.97	37,474.19	10.51%	804,075.76	718,298.09	85,777.67	11.94%

Operating Expense Recovery

4110-0000	Operating Expense Installment	3,737.16	1,354.23	2,382.93	175.96%	7,474.35	2,788.89	4,685.46	168.00%
4120-0000	Real Estate Tax Recovery - Monthly Instal	0.00	99.00	(99.00)	-100.00%	0.00	231.18	(231.18)	-100.00%
4190-0000	Recovery PY Reim - All Opex Pools	0.00	0.00	0.00	0.00%	(1,750.37)	0.00	(1,750.37)	-100.00%
4190-1000	Recovery PY Reim - RE Taxes	0.00	0.00	0.00	0.00%	(6,590.57)	0.00	(6,590.57)	-100.00%
Total Operating Expense Recovery		3,737.16	1,453.23	2,283.93	157.16%	(866.59)	3,020.07	(3,886.66)	-128.69%

Parking Income

4210-0000	Monthly Parking	23,850.00	19,260.00	4,590.00	23.83%	49,740.00	39,030.00	10,710.00	27.44%
4240-0000	Other Parking Income	720.00	0.00	720.00	100.00%	1,560.00	0.00	1,560.00	100.00%
Total Parking Income		24,570.00	19,260.00	5,310.00	27.57%	51,300.00	39,030.00	12,270.00	31.44%

Other Rental Income

4255-0000	Antenna Telecom	270.00	12,000.00	(11,730.00)	-97.75%	2,401.59	24,000.00	(21,598.41)	-89.99%
4270-0000	Tenant Services	75.00	0.00	75.00	100.00%	3,625.00	0.00	3,625.00	100.00%
4291-0000	Vending, ATM, Drop Boxes	0.00	0.00	0.00	0.00%	19.39	0.00	19.39	100.00%
Total Other Rental Income		345.00	12,000.00	(11,655.00)	-97.13%	6,045.98	24,000.00	(17,954.02)	-74.81%

Other Income

4830-0000	Late Charges	255.88	0.00	255.88	100.00%	2,567.38	0.00	2,567.38	100.00%
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	Current Period (includes 6 months)				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Dec 2025	Dec 2025	Variance		Dec 2025	Dec 2025	Variance	
Total Other Income	255.88	0.00	255.88	100.00%	2,567.38	0.00	2,567.38	100.00%
Total Operating Income	423,009.20	389,340.20	33,669.00	8.65%	863,122.53	784,348.16	78,774.37	10.04%
Operating Expenses								
Cleaning and Janitorial								
5010-0000 Janitorial Contract - General	6,882.60	5,634.04	(1,248.56)	-22.16%	14,808.90	11,268.10	(3,540.80)	-31.42%
5012-0000 Day Cleaning Staff	7,230.00	7,120.00	(110.00)	-1.54%	14,460.00	14,140.00	(320.00)	-2.26%
5015-0000 Special Carpet Cleaning	0.00	225.00	225.00	100.00%	0.00	225.00	225.00	100.00%
5018-0000 Janitorial Supplies	1,554.15	2,392.50	838.35	35.04%	3,733.32	4,785.00	1,051.68	21.98%
5020-0000 Window Washing	0.00	7,100.00	7,100.00	100.00%	0.00	7,100.00	7,100.00	100.00%
5022-0000 Metal Cleaning	1,500.00	1,620.00	120.00	7.41%	3,000.00	3,240.00	240.00	7.41%
5024-0000 Trash Removal	(1,654.85)	6,629.04	8,283.89	124.96%	4,983.61	13,258.08	8,274.47	62.41%
Total Cleaning and Janitorial	15,511.90	30,720.58	15,208.68	49.51%	40,985.83	54,016.18	13,030.35	24.12%
Repair & Maintenance								
5030-0000 Elevator Contract	1,372.83	5,798.10	4,425.27	76.32%	2,273.87	11,596.26	9,322.39	80.39%
5032-0000 Elevator Repair & Maintenance	0.00	0.00	0.00	0.00%	0.00	565.00	565.00	100.00%
5032-1000 Elevator Inspection and Permits	1,015.00	924.00	(91.00)	-9.85%	1,015.00	924.00	(91.00)	-9.85%
5040-0000 HVAC Contract	0.00	6,326.00	6,326.00	100.00%	27,443.88	54,466.00	27,022.12	49.61%
5042-0000 HVAC Repair & Maintenance	2,371.17	11,523.02	9,151.85	79.42%	25,906.96	25,651.00	(255.96)	-1.00%
5045-0000 HVAC Supplies	0.00	0.00	0.00	0.00%	9,465.93	0.00	(9,465.93)	-100.00%
5050-0000 General Repair & Maintenance	(0.10)	0.00	0.10	100.00%	1,650.00	0.00	(1,650.00)	-100.00%
5052-0000 Electrical Maintenance	0.00	2,795.00	2,795.00	100.00%	568.39	4,595.00	4,026.61	87.63%
5053-0000 Electrical Supplies	0.00	100.00	100.00	100.00%	0.00	200.00	200.00	100.00%
5054-0000 Plumbing Maintenance	0.00	3,180.00	3,180.00	100.00%	3,286.74	5,280.00	1,993.26	37.75%
5055-0000 Plumbing Supplies	20.07	200.02	179.95	89.97%	360.02	400.00	39.98	10.00%
5057-0000 Light Fixtures, Bulbs and Relamping	0.00	1,500.00	1,500.00	100.00%	110.94	3,000.00	2,889.06	96.30%
5058-0000 Doors, Locks & Graphics	17.16	500.00	482.84	96.57%	17.16	1,000.00	982.84	98.28%

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	Thru:	Current Period (includes 6 months)			Year-To-Date			Variance	
		Actual Dec 2025	Budget Dec 2025	Variance	Actual Dec 2025	Budget Dec 2025	Variance		
5062-0000	Fire/Life Safety Contract	0.00	5,016.00	5,016.00	100.00%	642.00	9,601.00	8,959.00	93.31%
5062-1000	Fire/Life Safety R&M	2,499.93	1,400.02	(1,099.91)	-78.56%	4,187.80	2,740.00	(1,447.80)	-52.84%
5068-0000	Tools, Equipment and Building Materials	121.71	513.00	391.29	76.27%	215.62	888.00	672.38	75.72%
5070-0000	Exterior Building Maintenance	55.80	125.02	69.22	55.37%	587.73	250.00	(337.73)	-135.09%
5071-0000	Interior Building Maintenance	0.00	99.98	99.98	100.00%	336.00	200.00	(136.00)	-68.00%
5072-0000	Roof Repair	0.00	0.00	0.00	0.00%	0.00	800.00	800.00	100.00%
5076-0000	Glass Repair/Replacement	0.00	1,800.00	1,800.00	100.00%	0.00	3,600.00	3,600.00	100.00%
5077-0000	Water Treatment R&M	3,894.78	3,936.00	41.22	1.05%	7,789.56	7,872.00	82.44	1.05%
5080-0000	Maintenance Uniforms	0.00	750.00	750.00	100.00%	418.71	750.00	331.29	44.17%
5087-0000	Pest Control	810.00	1,080.00	270.00	25.00%	1,782.00	2,160.00	378.00	17.50%
5090-0000	General R&M Supplies	38.47	125.02	86.55	69.23%	51.75	250.00	198.25	79.30%
Total Repair & Maintenance		12,216.82	47,691.18	35,474.36	74.38%	88,110.06	136,788.26	48,678.20	35.59%
Utilities									
5102-0000	Electricity	265,080.81	251,923.00	(13,157.81)	-5.22%	530,326.92	516,556.00	(13,770.92)	-2.67%
5102-1000	Electricity Reimbursment 1	(41,075.45)	0.00	41,075.45	100.00%	(63,800.11)	0.00	63,800.11	100.00%
5106-0000	Water & Sewer	19,050.52	25,398.00	6,347.48	24.99%	40,557.77	49,968.00	9,410.23	18.83%
5115-0000	Building Telephone (Elevator, Fire panel, e	775.74	486.64	(289.10)	-59.41%	1,551.48	973.30	(578.18)	-59.40%
5124-0000	Utilities Reimbursed - General	0.00	(19,800.00)	(19,800.00)	-100.00%	5,000.00	(39,600.00)	(44,600.00)	-112.63%
Total Utilities		243,831.62	258,007.64	14,176.02	5.49%	513,636.06	527,897.30	14,261.24	2.70%
CAM									
5125-0000	Interior Landscape	2,686.80	2,711.48	24.68	0.91%	5,373.60	5,423.00	49.40	0.91%
5127-0000	Exterior Landscape	1,479.76	5,400.00	3,920.24	72.60%	2,382.53	11,100.00	8,717.47	78.54%
5145-0000	Miscellaneous Common Area	0.00	100.00	100.00	100.00%	0.00	200.00	200.00	100.00%
Total CAM		4,166.56	8,211.48	4,044.92	49.26%	7,756.13	16,723.00	8,966.87	53.62%
Parking Expense									
5150-0000	Parking Repair & Maintenance	0.00	3,468.02	3,468.02	100.00%	0.00	5,936.00	5,936.00	100.00%
5160-0000	Parking Other	1,123.50	0.00	(1,123.50)	-100.00%	3,370.50	0.00	(3,370.50)	-100.00%
Total Parking Expense		1,123.50	3,468.02	2,344.52	67.60%	3,370.50	5,936.00	2,565.50	43.22%

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Security

5165-0000	Security Contract	8,176.13	0.00	(8,176.13)	-100.00%	10,867.30	0.00	(10,867.30)	-100.00%
5170-0000	Security Equipment	0.00	600.00	600.00	100.00%	2,247.67	1,200.00	(1,047.67)	-87.31%
5172-0000	Security Other	206.55	0.00	(206.55)	-100.00%	1,660.72	0.00	(1,660.72)	-100.00%
Total Security		8,382.68	600.00	(7,782.68)	-1297.11%	14,775.69	1,200.00	(13,575.69)	-1131.31%

Employee Payroll

Salaries

5180-0000	General & Administrative Salaries	38,001.58	23,828.24	(14,173.34)	-59.48%	61,038.97	47,656.52	(13,382.45)	-28.08%
5180-1000	General & Administrative Bonus	4,288.00	3,000.00	(1,288.00)	-42.93%	4,288.00	3,000.00	(1,288.00)	-42.93%
5181-0000	Engineering Salaries	27,538.24	38,831.02	11,292.78	29.08%	69,980.71	77,662.00	7,681.29	9.89%
5181-0100	Engineering Overtime	0.00	200.00	200.00	100.00%	0.00	400.00	400.00	100.00%
5181-1000	Engineering Bonus	1,160.00	1,100.00	(60.00)	-5.45%	1,160.00	1,100.00	(60.00)	-5.45%
5181-5000	Engineering Salaries - Reimbursed	(7,432.80)	0.00	7,432.80	100.00%	(7,432.80)	0.00	7,432.80	100.00%
Total Salaries		63,555.02	66,959.26	3,404.24	5.08%	129,034.88	129,818.52	783.64	0.60%

Payroll Tax and Benefits

5190-0000	Payroll Taxes - General	5,478.25	5,550.98	72.73	1.31%	10,834.01	11,102.00	267.99	2.41%
5191-0000	Payroll Fees	289.29	0.00	(289.29)	-100.00%	2,746.57	0.00	(2,746.57)	-100.00%
5192-0000	Medical Benefits - Administrative	7,055.52	4,450.77	(2,604.75)	-58.52%	11,269.39	8,901.57	(2,367.82)	-26.60%
5192-1000	Medical Benefits - Engineering	3,801.78	5,999.79	2,198.01	36.63%	10,350.49	11,999.61	1,649.12	13.74%
5193-0000	Workers Comp	1,193.36	115.44	(1,077.92)	-933.75%	1,308.80	230.88	(1,077.92)	-466.87%
5193-1000	401K Employer Participation	2,917.05	1,446.98	(1,470.07)	-101.60%	4,707.52	2,894.00	(1,813.52)	-62.66%
5193-2000	Life & LTD Insurance	292.78	343.24	50.46	14.70%	644.67	686.44	41.77	6.09%
5193-4000	Other Benefits	70.00	0.00	(70.00)	-100.00%	70.00	0.00	(70.00)	-100.00%
Total Payroll Tax and Benefits		21,098.03	17,907.20	(3,190.83)	-17.82%	41,931.45	35,814.50	(6,116.95)	-17.08%

Total Employee Payroll		84,653.05	84,866.46	213.41	0.25%	170,966.33	165,633.02	(5,333.31)	-3.22%
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General & Administrative

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		Actual Dec 2025	Budget Dec 2025	Variance		Actual Dec 2025	Budget Dec 2025	Variance	
5200-0000	Management Office Rent	2,304.00	2,304.00	0.00	0.00%	4,608.00	4,608.00	0.00	0.00%
5210-0000	Office Supplies	81.09	75.00	(6.09)	-8.12%	81.09	150.00	68.91	45.94%
5215-0000	Office Food & Beverage	100.82	125.02	24.20	19.36%	225.88	250.00	24.12	9.65%
5216-0000	Meals & Entertainment	0.00	50.00	50.00	100.00%	0.00	100.00	100.00	100.00%
5230-0000	Office Telephones	4,636.56	3,661.20	(975.36)	-26.64%	9,134.28	7,322.40	(1,811.88)	-24.74%
5234-0000	Postage	0.00	110.00	110.00	100.00%	(205.86)	220.00	425.86	193.57%
5240-0000	Professional Fees	850.00	520.00	(330.00)	-63.46%	1,150.00	1,040.00	(110.00)	-10.58%
5260-0000	Building Promotions	0.00	200.00	200.00	100.00%	0.00	200.00	200.00	100.00%
5270-0000	Technical Support	0.00	0.00	0.00	0.00%	674.36	0.00	(674.36)	-100.00%
5271-0000	Software Systems and Updates	3,537.96	2,649.98	(887.98)	-33.51%	8,997.41	5,300.00	(3,697.41)	-69.76%
5272-0000	Equipment purchases (Computer, Printer,	0.00	0.00	0.00	0.00%	1,716.47	0.00	(1,716.47)	-100.00%
5273-0000	Equipment Rental/Lease	0.00	1,212.52	1,212.52	100.00%	(865.48)	2,425.00	3,290.48	135.69%
5290-0000	Miscellaneous General & Administrative	136.00	99.98	(36.02)	-36.03%	151.41	200.00	48.59	24.30%
	Total General & Administrative	11,646.43	11,007.70	(638.73)	-5.80%	25,667.56	21,815.40	(3,852.16)	-17.66%
Management Fee Expense									
5300-0000	Management Fee	24,880.62	19,351.82	(5,528.80)	-28.57%	46,914.46	38,987.01	(7,927.45)	-20.33%
	Total Management Fee Expense	24,880.62	19,351.82	(5,528.80)	-28.57%	46,914.46	38,987.01	(7,927.45)	-20.33%
Property Taxes									
5350-0000	Property Taxes	85,171.82	114,711.52	29,539.70	25.75%	203,106.20	229,423.00	26,316.80	11.47%
5357-0000	Tax Consulting Costs	9,058.00	9,910.00	852.00	8.60%	9,058.00	9,910.00	852.00	8.60%
	Total Property Taxes	94,229.82	124,621.52	30,391.70	24.39%	212,164.20	239,333.00	27,168.80	11.35%
Insurance									
5360-0000	Building Insurance	28,293.54	32,334.66	4,041.12	12.50%	59,088.54	63,386.22	4,297.68	6.78%
5361-0000	Liability Insurance	7,946.29	6,233.76	(1,712.53)	-27.47%	13,882.93	12,220.17	(1,662.76)	-13.61%
5362-0000	Pollution Insurance	0.00	1,332.48	1,332.48	100.00%	0.00	2,612.31	2,612.31	100.00%
5365-0000	D&O Insurance	1,242.15	2,971.50	1,729.35	58.20%	4,072.17	5,825.10	1,752.93	30.09%
5366-0000	Flood Insurance	1,540.50	1,540.50	0.00	0.00%	3,081.00	3,081.00	0.00	0.00%

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5368-0000	Crime Insurance	0.00	104.58	104.58	100.00%	99.90	205.01	105.11	51.27%
5369-0000	Terrorism Insurance	647.00	493.50	(153.50)	-31.10%	1,116.98	967.40	(149.58)	-15.46%
5370-0000	Active Shooter	467.11	294.36	(172.75)	-58.69%	747.43	577.02	(170.41)	-29.53%
5371-0000	Cyber Liability	99.81	269.64	169.83	62.98%	356.68	528.58	171.90	32.52%
	Total Insurance	40,236.40	45,574.98	5,338.58	11.71%	82,445.63	89,402.81	6,957.18	7.78%
Other Operating Expenses									
Non-Pass Operating Expenses									
5930-6000	Non Pass Parking Management Fees	0.00	1,962.00	1,962.00	100.00%	0.00	3,924.00	3,924.00	100.00%
5940-0000	Non Pass Other Facility Access Cards	0.00	125.00	125.00	100.00%	0.00	250.00	250.00	100.00%
5940-4000	Non Pass Other Facility R&M	0.00	99.98	99.98	100.00%	0.00	200.00	200.00	100.00%
5950-0000	Non-Pass Other	0.00	100.00	100.00	100.00%	0.00	100.00	100.00	100.00%
	Total Non-Pass Operating Expenses	0.00	2,286.98	2,286.98	100.00%	0.00	4,474.00	4,474.00	100.00%
	Total Operating Expenses	540,879.40	636,408.36	95,528.96	15.01%	1,206,792.45	1,302,205.98	95,413.53	7.33%
	Net Operating Income	(117,870.20)	(247,068.16)	129,197.96	52.29%	(343,669.92)	(517,857.82)	174,187.90	33.64%
Non-Operating Expenses									
Financing, Legal and Audit									
6013-0000	Debt Servicer Fees	0.00	0.00	0.00	0.00%	21,572.10	0.00	(21,572.10)	-100.00%
	Total Financing, Legal and Audit	0.00	0.00	0.00		21,572.10	0.00	(21,572.10)	-100.00%
Leasing Costs									
6023-0000	Leasing-Tenant Relations	0.00	50.00	50.00	100.00%	0.00	50.00	50.00	100.00%
6024-0000	Marketing & Leasing Expense	0.00	200.00	200.00	100.00%	0.00	400.00	400.00	100.00%

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	Thru:	Current Period (includes 6 months)			Year-To-Date				
		Actual Dec 2025	Budget Dec 2025	Variance	Actual Dec 2025	Budget Dec 2025	Variance		
6027-0000	Travel & Entertainment	29.40	0.00	(29.40)	-100.00%	29.40	0.00	(29.40)	-100.00%
6040-0000	Leasing Related Legal Fees	1,260.00	0.00	(1,260.00)	-100.00%	6,388.83	2,500.00	(3,888.83)	-155.55%
6049-0000	Leasing Commission below \$5,000	0.00	0.00	0.00	0.00%	0.00	681.42	681.42	100.00%
Total Leasing Costs		1,289.40	250.00	(1,039.40)	-415.76%	6,418.23	3,631.42	(2,786.81)	-76.74%
Other Non-Operating Expense									
9020-0000	Late Fees	8,082.48	1,749.98	(6,332.50)	-361.86%	12,377.79	3,500.00	(8,877.79)	-253.65%
9030-0000	Bank Charges	416.63	0.00	(416.63)	-100.00%	674.06	0.00	(674.06)	-100.00%
9200-0000	Franchise/Excise Tax and Corporate Tax	0.00	0.00	0.00	0.00%	25.00	0.00	(25.00)	-100.00%
9625-0000	Corporate Professional Fees	0.00	0.00	0.00	0.00%	1,179.20	0.00	(1,179.20)	-100.00%
Total Other Non-Operating Expense		8,499.11	1,749.98	(6,749.13)	-385.67%	14,256.05	3,500.00	(10,756.05)	-307.32%
Total Non-Operating Expense		9,788.51	1,999.98	(7,788.53)	-389.43%	42,246.38	7,131.42	(35,114.96)	-492.40%
EBITDA		(127,658.71)	(249,068.14)	121,409.43	48.75%	(385,916.30)	(524,989.24)	139,072.94	26.49%
Financing Interest									
7010-1000	Mortgage Interest - Senior Note	0.00	179,623.15	179,623.15	100.00%	0.00	359,246.29	359,246.29	100.00%
7010-2000	Mortgage Interest - Sr. Refi	183,828.23	0.00	(183,828.23)	-100.00%	364,892.53	0.00	(364,892.53)	-100.00%
Total Financing Interest		183,828.23	179,623.15	(4,205.08)	-2.34%	364,892.53	359,246.29	(5,646.24)	-1.57%
Net Before Depreciation & Amortization		(311,486.94)	(428,691.29)	117,204.35	27.34%	(750,808.83)	(884,235.53)	133,426.70	15.09%
Depreciation & Amortization									
8020-0000	Depreciation - Building Acquisition	75,608.00	70,224.97	(5,383.03)	-7.67%	140,450.00	140,449.99	(0.01)	0.00%
8040-0000	Depreciation - Building Improvements	18,549.25	18,549.22	(0.03)	0.00%	37,098.47	37,098.46	(0.01)	0.00%

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		Actual Dec 2025	Budget Dec 2025	Variance		Actual Dec 2025	Budget Dec 2025	Variance	
8050-0000	Depreciation - Tenant Improvements	0.00	16,490.76	16,490.76	100.00%	0.00	32,981.52	32,981.52	100.00%
8060-0000	Amortization - Leasing Commissions	5,745.46	44,688.72	38,943.26	87.14%	12,557.77	89,377.44	76,819.67	85.95%
8070-0000	Amortization-Loan Fees - Senior Loan	21,021.72	21,021.72	0.00	0.00%	42,043.45	42,043.44	(0.01)	0.00%
Total Depreciation & Amortization		120,924.43	170,975.39	50,050.96	29.27%	232,149.69	341,950.85	109,801.16	32.11%
Net Income		(432,411.37)	(599,666.68)	167,255.31	27.89%	(982,958.52)	(1,226,186.38)	243,227.86	19.84%
Capital Improvements and Leasing Commissions									
1640-0000	Building Improvements	0.00	0.00	0.00	0.00%	0.00	26,500.00	26,500.00	100.00%
1660-1000	Leasing Commissions - Renewals	0.00	0.00	0.00	0.00%	0.00	7,783.92	7,783.92	100.00%
Total Capital Improvements and Leasing Commissions		0.00	0.00	0.00		0.00	34,283.92	34,283.92	100.00%

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Thru:	Current Period (includes 6 months)				Year-To-Date			
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Operating Income

Rental Income

4010-0000	Base Rent - Office	4,247,899.54	4,220,801.11	27,098.43	0.64%	8,462,061.80	8,407,176.26	54,885.54	0.65%
4011-0000	Rent Abatement - Office	(85,974.66)	(9,875.21)	(76,099.45)	-770.61%	(203,738.50)	(84,515.73)	(119,222.77)	-141.07%
4090-0000	Management Office Rent	52,560.00	52,560.00	0.00	0.00%	105,120.00	105,120.00	0.00	0.00%
Total Rental Income		4,214,484.88	4,263,485.90	(49,001.02)	-1.15%	8,363,443.30	8,427,780.53	(64,337.23)	-0.76%

Operating Expense Recovery

4110-0000	Operating Expense Installment	96,341.26	83,020.15	13,321.11	16.05%	214,333.30	168,090.39	46,242.91	27.51%
4120-0000	Real Estate Tax Recovery - Monthly Instal	8,268.81	10,812.42	(2,543.61)	-23.52%	20,406.66	21,624.84	(1,218.18)	-5.63%
4125-0000	Insurance Recovery - Monthly Installment	20,790.60	21,964.20	(1,173.60)	-5.34%	42,274.40	43,928.40	(1,654.00)	-3.77%
4162-0000	Billed After Hours A/C	38,606.00	46,800.00	(8,194.00)	-17.51%	85,174.90	93,600.00	(8,425.10)	-9.00%
4166-0000	Electricity Recovery	1,086.80	0.00	1,086.80	100.00%	1,086.80	0.00	1,086.80	100.00%
4190-0000	Recovery PY Reim - All Opex Pools	(135.19)	0.00	(135.19)	-100.00%	14,285.21	0.00	14,285.21	100.00%
4190-1000	Recovery PY Reim - RE Taxes	0.00	0.00	0.00	0.00%	(19,277.31)	0.00	(19,277.31)	-100.00%
4190-2000	Recovery PY Reim - Insurance	(45.93)	0.00	(45.93)	-100.00%	(15,434.48)	0.00	(15,434.48)	-100.00%
Total Operating Expense Recovery		164,912.35	162,596.77	2,315.58	1.42%	342,849.48	327,243.63	15,605.85	4.77%

Parking Income

4210-0000	Monthly Parking	629,624.23	653,878.50	(24,254.27)	-3.71%	1,296,653.60	1,307,757.00	(11,103.40)	-0.85%
4210-1000	Parking Inc Contr - 3rd Party Facility Paid	(171,746.99)	(209,094.98)	37,347.99	17.86%	(347,979.86)	(418,190.00)	70,210.14	16.79%
4215-0000	Transient Parking	26,580.00	45,831.00	(19,251.00)	-42.00%	98,334.00	91,662.00	6,672.00	7.28%
4217-0000	Parking Validations	33,243.00	34,875.52	(1,632.52)	-4.68%	70,989.00	69,751.00	1,238.00	1.77%
4240-0000	Other Parking Income	32,694.22	34,440.00	(1,745.78)	-5.07%	54,344.22	68,880.00	(14,535.78)	-21.10%
Total Parking Income		550,394.46	559,930.04	(9,535.58)	-1.70%	1,172,340.96	1,119,860.00	52,480.96	4.69%

Other Rental Income

4250-0000	Storage Rent	3,658.02	3,658.02	0.00	0.00%	7,316.04	7,316.04	0.00	0.00%
4255-0000	Antenna Telecom	20,576.64	20,576.64	0.00	0.00%	41,000.28	40,999.46	0.82	0.00%

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		Actual Dec 2025	Budget Dec 2025	Variance	Actual Dec 2025	Budget Dec 2025	Variance		
4260-0000 Auditorium		1,124.00	2,250.00	(1,126.00)	-50.04%	2,629.00	4,500.00	(1,871.00)	-41.58%
4270-0000 Tenant Services		(12,378.59)	3,000.00	(15,378.59)	-512.62%	4,858.18	6,000.00	(1,141.82)	-19.03%
4271-0000 Tenant Work Orders		5,513.63	4,250.02	1,263.61	29.73%	10,288.03	8,500.00	1,788.03	21.04%
Total Other Rental Income		18,493.70	33,734.68	(15,240.98)	-45.18%	66,091.53	67,315.50	(1,223.97)	-1.82%
Other Income									
4810-0000 Interest Income-Bank		8,522.61	0.00	8,522.61	100.00%	19,435.94	0.00	19,435.94	100.00%
4910-0000 Miscellaneous Income		6,403.15	0.00	6,403.15	100.00%	14,643.15	0.00	14,643.15	100.00%
Total Other Income		14,925.76	0.00	14,925.76	100.00%	34,079.09	0.00	34,079.09	100.00%
Total Operating Income		4,963,211.15	5,019,747.39	(56,536.24)	-1.13%	9,978,804.36	9,942,199.66	36,604.70	0.37%
Operating Expenses									
Cleaning and Janitorial									
5010-0000 Janitorial Contract - General		196,845.92	199,594.74	2,748.82	1.38%	392,551.93	397,593.46	5,041.53	1.27%
5012-0000 Day Cleaning Staff		47,067.50	45,496.00	(1,571.50)	-3.45%	91,048.41	90,592.00	(456.41)	-0.50%
5015-0000 Special Carpet Cleaning		7,623.90	7,862.00	238.10	3.03%	13,144.62	15,724.00	2,579.38	16.40%
5018-0000 Janitorial Supplies		28.26	900.00	871.74	96.86%	28.26	1,800.00	1,771.74	98.43%
5020-0000 Window Washing		14,520.00	15,850.00	1,330.00	8.39%	14,520.00	17,450.00	2,930.00	16.79%
5022-0000 Metal Cleaning		13,000.00	14,500.00	1,500.00	10.34%	23,800.00	29,000.00	5,200.00	17.93%
5024-0000 Trash Removal		14,010.06	12,000.00	(2,010.06)	-16.75%	25,491.82	24,000.00	(1,491.82)	-6.22%
5024-1000 Trash Recycling		4,232.00	4,248.00	16.00	0.38%	8,742.00	8,496.00	(246.00)	-2.90%
5028-0000 Miscellaneous Cleaning		18,050.00	19,200.00	1,150.00	5.99%	35,450.00	38,400.00	2,950.00	7.68%
Total Cleaning and Janitorial		315,377.64	319,650.74	4,273.10	1.34%	604,777.04	623,055.46	18,278.42	2.93%
Repair & Maintenance									
5030-0000 Elevator Contract		75,659.60	75,006.00	(653.60)	-0.87%	151,317.60	148,192.00	(3,125.60)	-2.11%

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		Actual Dec 2025	Budget Dec 2025	Variance	Actual Dec 2025	Budget Dec 2025	Variance		
5032-0000	Elevator Repair & Maintenance	1,200.00	1,000.00	(200.00) -20.00%	1,200.00	1,500.00	300.00	20.00%	
5032-1000	Elevator Inspection and Permits	825.00	0.00	(825.00) -100.00%	825.00	850.00	25.00	2.94%	
5035-1000	R&M Contracts 2	1,444.16	1,508.00	63.84 4.23%	2,561.38	3,016.00	454.62	15.07%	
5042-0000	HVAC Repair & Maintenance	68,874.52	7,700.00	(61,174.52) -794.47%	119,297.03	48,850.00	(70,447.03)	-144.21%	
5045-0000	HVAC Supplies	7,005.57	6,750.00	(255.57) -3.79%	13,425.92	12,000.00	(1,425.92)	-11.88%	
5050-0000	General Repair & Maintenance	1,855.12	5,600.00	3,744.88 66.87%	6,100.52	12,200.00	6,099.48	50.00%	
5052-0000	Electrical Maintenance	2,424.61	3,500.00	1,075.39 30.73%	2,577.60	11,000.00	8,422.40	76.57%	
5053-0000	Electrical Supplies	25.76	1,200.00	1,174.24 97.85%	417.88	2,400.00	1,982.12	82.59%	
5054-0000	Plumbing Maintenance	1,422.43	9,200.00	7,777.57 84.54%	41,721.37	33,400.00	(8,321.37)	-24.91%	
5055-0000	Plumbing Supplies	2,123.64	4,850.00	2,726.36 56.21%	3,228.68	9,700.00	6,471.32	66.71%	
5057-0000	Light Fixtures, Bulbs and Relamping	1,924.82	2,100.00	175.18 8.34%	7,396.20	6,200.00	(1,196.20)	-19.29%	
5058-0000	Doors, Locks & Graphics	29,087.40	900.00	(28,187.40) -3131.93%	29,996.97	8,800.00	(21,196.97)	-240.87%	
5062-0000	Fire/Life Safety Contract	1,598.00	0.00	(1,598.00) -100.00%	1,598.00	0.00	(1,598.00)	-100.00%	
5062-1000	Fire/Life Safety R&M	13,347.80	5,566.00	(7,781.80) -139.81%	23,656.66	12,696.00	(10,960.66)	-86.33%	
5063-0000	Sprinkler R&M	0.00	5,600.00	5,600.00 100.00%	4,375.80	8,600.00	4,224.20	49.12%	
5064-0000	Floors Repair & Maintenance	3,010.00	800.00	(2,210.00) -276.25%	3,010.00	1,600.00	(1,410.00)	-88.13%	
5068-0000	Tools, Equipment and Building Materials	1,739.29	2,325.00	585.71 25.19%	2,908.59	5,850.00	2,941.41	50.28%	
5070-0000	Exterior Building Maintenance	42,676.00	5,000.00	(37,676.00) -753.52%	44,865.00	19,050.00	(25,815.00)	-135.51%	
5072-0000	Roof Repair	1,455.00	2,500.00	1,045.00 41.80%	1,455.00	5,000.00	3,545.00	70.90%	
5073-0000	Sign Maintenance	0.00	900.00	900.00 100.00%	2,122.28	1,800.00	(322.28)	-17.90%	
5075-0000	Painting	16,745.90	5,550.00	(11,195.90) -201.73%	17,190.36	16,100.00	(1,090.36)	-6.77%	
5076-0000	Glass Repair/Replacement	10,807.00	5,000.00	(5,807.00) -116.14%	12,907.00	10,000.00	(2,907.00)	-29.07%	
5077-0000	Water Treatment R&M	6,127.81	6,066.98	(60.83) -1.00%	12,225.27	12,134.00	(91.27)	-0.75%	
5078-0000	Water Treatment Supplies	0.00	300.00	300.00 100.00%	0.00	600.00	600.00	100.00%	
5080-0000	Maintenance Uniforms	3,164.07	2,820.00	(344.07) -12.20%	6,129.63	5,640.00	(489.63)	-8.68%	
5087-0000	Pest Control	5,416.10	4,566.00	(850.10) -18.62%	10,354.91	9,132.00	(1,222.91)	-13.39%	
Total Repair & Maintenance		299,959.60	166,307.98	(133,651.62) -80.36%	522,864.65	406,310.00	(116,554.65)	-28.69%	
Utilities									
5102-0000	Electricity	407,345.38	443,120.74	35,775.36 8.07%	792,771.59	866,739.67	73,968.08	8.53%	
5102-1000	Electricity Reimbursement 1	(12,831.27)	(17,503.56)	(4,672.29) -26.69%	(27,403.33)	(31,609.19)	(4,205.86)	-13.31%	
5102-2000	Electricity Reimbursement 2	(39,128.90)	(60,495.30)	(21,366.40) -35.32%	(86,893.28)	(99,752.70)	(12,859.42)	-12.89%	
5106-0000	Water & Sewer	45,247.51	67,129.23	21,881.72 32.60%	83,172.40	134,792.30	51,619.90	38.30%	
5106-1000	Water & Sewer Conta Reim	(383.65)	(600.00)	(216.35) -36.06%	(725.08)	(1,200.00)	(474.92)	-39.58%	
5115-0000	Building Telephone (Elevator, Fire panel, €	1,500.00	2,100.00	600.00 28.57%	2,348.23	4,200.00	1,851.77	44.09%	

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5124-0000 Utilities Reimbursed - General	(480.00)	(480.00)	0.00	0.00%	(960.00)	(960.00)	0.00	0.00%
Total Utilities	401,269.07	433,271.11	32,002.04	7.39%	762,310.53	872,210.08	109,899.55	12.60%
CAM								
5125-0000 Interior Landscape	6,996.00	6,150.00	(846.00)	-13.76%	13,579.50	12,300.00	(1,279.50)	-10.40%
5126-0000 Interior Landscape - Supplies	0.00	900.00	900.00	100.00%	0.00	1,800.00	1,800.00	100.00%
5127-0000 Exterior Landscape	1,844.94	1,845.00	0.06	0.00%	3,689.88	3,690.00	0.12	0.00%
5128-0000 Exterior Landscape - Supplies	87.60	1,080.00	992.40	91.89%	1,387.60	5,960.00	4,572.40	76.72%
5129-0000 Sidewalks/Walkways	(200.00)	800.00	1,000.00	125.00%	(200.00)	2,400.00	2,600.00	108.33%
5145-0000 Miscellaneous Common Area	1,114.92	1,050.00	(64.92)	-6.18%	2,203.42	2,100.00	(103.42)	-4.92%
Total CAM	9,843.46	11,825.00	1,981.54	16.76%	20,660.40	28,250.00	7,589.60	26.87%
Security								
5165-0000 Security Contract	140,917.19	139,085.94	(1,831.25)	-1.32%	271,871.34	277,371.94	5,500.60	1.98%
5170-0000 Security Equipment	4,699.20	2,960.00	(1,739.20)	-58.76%	6,931.20	9,320.00	2,388.80	25.63%
Total Security	145,616.39	142,045.94	(3,570.45)	-2.51%	278,802.54	286,691.94	7,889.40	2.75%
Employee Payroll								
Salaries								
5180-0000 General & Administrative Salaries	113,807.85	113,580.00	(227.85)	-0.20%	225,836.19	227,160.00	1,323.81	0.58%
5180-1000 General & Administrative Bonus	8,381.00	7,950.55	(430.45)	-5.41%	8,381.00	7,950.55	(430.45)	-5.41%
5181-0000 Engineering Salaries	142,998.76	165,876.00	22,877.24	13.79%	279,477.26	331,752.00	52,274.74	15.76%
5181-1000 Engineering Bonus	22,240.02	11,611.33	(10,628.69)	-91.54%	22,240.02	11,611.33	(10,628.69)	-91.54%
5189-0000 Temporary Help	550.40	4,320.00	3,769.60	87.26%	1,761.28	8,640.00	6,878.72	79.61%
Total Salaries	287,978.03	303,337.88	15,359.85	5.06%	537,695.75	587,113.88	49,418.13	8.42%
Payroll Tax and Benefits								
5190-0000 Payroll Taxes - General	21,605.24	24,650.02	3,044.78	12.35%	40,736.88	49,300.00	8,563.12	17.37%
5191-0000 Payroll Fees	2,485.40	2,070.00	(415.40)	-20.07%	4,328.98	4,140.00	(188.98)	-4.56%

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	Thru:	Current Period (includes 6 months)				Year-To-Date			
		Actual Dec 2025	Budget Dec 2025	Variance		Actual Dec 2025	Budget Dec 2025	Variance	
5192-0000	Medical Benefits - Administrative	14,269.65	19,398.00	5,128.35	26.44%	27,976.65	37,584.00	9,607.35	25.56%
5192-1000	Medical Benefits - Engineering	23,615.50	23,406.00	(209.50)	-0.90%	45,640.72	45,348.00	(292.72)	-0.65%
5193-0000	Workers Comp	2,745.16	3,492.00	746.84	21.39%	6,301.73	6,984.00	682.27	9.77%
5193-1000	401K Employer Participation	4,321.49	7,416.00	3,094.51	41.73%	11,429.71	14,832.00	3,402.29	22.94%
5193-2000	Life & LTD Insurance	1,552.26	1,817.60	265.34	14.60%	3,093.86	3,521.60	427.74	12.15%
5193-3000	Education	1,173.12	2,600.00	1,426.88	54.88%	1,313.12	6,200.00	4,886.88	78.82%
5193-4000	Other Benefits	3,319.75	1,350.00	(1,969.75)	-145.91%	5,619.84	2,700.00	(2,919.84)	-108.14%
Total Payroll Tax and Benefits		75,087.57	86,199.62	11,112.05	12.89%	146,441.49	170,609.60	24,168.11	14.17%
Total Employee Payroll		363,065.60	389,537.50	26,471.90	6.80%	684,137.24	757,723.48	73,586.24	9.71%
General & Administrative									
5200-0000	Management Office Rent	52,560.00	52,560.00	0.00	0.00%	105,120.00	105,120.00	0.00	0.00%
5210-0000	Office Supplies	1,214.45	2,700.00	1,485.55	55.02%	3,688.75	5,400.00	1,711.25	31.69%
5215-0000	Office Food & Beverage	4,128.46	3,000.00	(1,128.46)	-37.62%	7,944.43	6,000.00	(1,944.43)	-32.41%
5230-0000	Office Telephones	983.83	1,440.00	456.17	31.68%	3,023.00	2,880.00	(143.00)	-4.97%
5232-0000	Radios & Paging	1,514.60	2,592.00	1,077.40	41.57%	2,514.60	5,484.00	2,969.40	54.15%
5234-0000	Postage	750.96	822.00	71.04	8.64%	1,250.96	1,644.00	393.04	23.91%
5236-0000	Courier/Overnight	367.26	699.98	332.72	47.53%	606.09	1,400.00	793.91	56.71%
5240-0000	Professional Fees	2,958.50	500.00	(2,458.50)	-491.70%	3,258.50	1,000.00	(2,258.50)	-225.85%
5242-0000	Dues & Subscriptions	1,234.00	1,965.00	731.00	37.20%	1,634.00	1,965.00	331.00	16.84%
5245-0000	Permits & Fees	8,635.00	0.00	(8,635.00)	-100.00%	8,635.00	6,572.00	(2,063.00)	-31.39%
5247-0000	Licenses	80.00	0.00	(80.00)	-100.00%	234.80	300.00	65.20	21.73%
5260-0000	Building Promotions	7,756.52	10,800.00	3,043.48	28.18%	9,744.27	13,850.00	4,105.73	29.64%
5262-0000	Seasonal Decorations	8,820.70	11,800.00	2,979.30	25.25%	9,270.70	11,800.00	2,529.30	21.43%
5265-0000	Printing and Duplication	1,401.97	2,550.00	1,148.03	45.02%	4,197.89	5,100.00	902.11	17.69%
5270-0000	Technical Support	316.80	2,438.00	2,121.20	87.01%	4,514.16	4,876.00	361.84	7.42%
5271-0000	Software Systems and Updates	18,690.96	10,850.40	(7,840.56)	-72.26%	31,631.59	22,337.18	(9,294.41)	-41.61%
5272-0000	Equipment purchases (Computer, Printer,	14,000.00	1,200.00	(12,800.00)	-1066.67%	14,438.90	2,400.00	(12,038.90)	-501.62%
5273-0000	Equipment Rental/Lease	2,249.99	1,500.00	(749.99)	-50.00%	3,595.53	3,000.00	(595.53)	-19.85%
Total General & Administrative		127,664.00	107,417.38	(20,246.62)	-18.85%	215,303.17	201,128.18	(14,174.99)	-7.05%
Management Fee Expense									

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	Thru:	Current Period (includes 6 months)				Year-To-Date			
		Actual Dec 2025	Budget Dec 2025	Variance		Actual Dec 2025	Budget Dec 2025	Variance	
5300-0000	Management Fee	218,077.89	218,249.86	171.97	0.08%	432,811.78	431,634.98	(1,176.80)	-0.27%
5310-0000	Management Fees - Non-recoverable park	27,548.64	27,000.00	(548.64)	-2.03%	57,549.55	54,000.00	(3,549.55)	-6.57%
	Total Management Fee Expense	245,626.53	245,249.86	(376.67)	-0.15%	490,361.33	485,634.98	(4,726.35)	-0.97%
Property Taxes									
5350-0000	Property Taxes	398,610.53	404,100.00	5,489.47	1.36%	797,333.39	808,200.00	10,866.61	1.34%
5352-0000	Personal Property Taxes	0.00	0.00	0.00	0.00%	596.60	550.00	(46.60)	-8.47%
5357-0000	Tax Consulting Costs	0.00	0.00	0.00	0.00%	10,630.00	9,813.00	(817.00)	-8.33%
	Total Property Taxes	398,610.53	404,100.00	5,489.47	1.36%	808,559.99	818,563.00	10,003.01	1.22%
Insurance									
5360-0000	Building Insurance	158,648.33	214,430.52	55,782.19	26.01%	362,867.83	420,351.89	57,484.06	13.68%
5361-0000	Liability Insurance	28,393.32	26,174.46	(2,218.86)	-8.48%	53,321.72	51,310.27	(2,011.45)	-3.92%
5365-0000	D&O Insurance	12,549.73	11,751.06	(798.67)	-6.80%	23,741.23	23,035.82	(705.41)	-3.06%
5366-0000	Flood Insurance	1,457.00	1,528.00	71.00	4.65%	1,457.00	1,528.00	71.00	4.65%
5368-0000	Crime Insurance	0.00	584.22	584.22	100.00%	556.38	1,145.24	588.86	51.42%
5369-0000	Terrorism Insurance	1,975.78	1,730.04	(245.74)	-14.20%	3,623.83	3,391.43	(232.40)	-6.85%
5370-0000	Active Shooter	1,696.03	1,031.94	(664.09)	-64.35%	2,679.03	2,022.93	(656.10)	-32.43%
5371-0000	Cyber Liability	1,269.66	1,081.26	(188.40)	-17.42%	2,299.81	2,119.62	(180.19)	-8.50%
	Total Insurance	205,989.85	258,311.50	52,321.65	20.26%	450,546.83	504,905.20	54,358.37	10.77%
Other Operating Expenses									
	Total Operating Expenses	2,513,022.67	2,477,717.01	(35,305.66)	-1.42%	4,838,323.72	4,984,472.32	146,148.60	2.93%
	Net Operating Income	2,450,188.48	2,542,030.38	(91,841.90)	-3.61%	5,140,480.64	4,957,727.34	182,753.30	3.69%

Non-Operating Expenses

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Thru:	Current Period (includes 6 months)			Variance	Actual Dec 2025	Year-To-Date		Variance
	Actual Dec 2025	Budget Dec 2025	Budget Dec 2025					

Financing, Legal and Audit

6011-0000	3rd Party Accounting Costs	0.00	10,200.00	10,200.00	100.00%	17,755.00	20,400.00	2,645.00	12.97%
Total Financing, Legal and Audit		0.00	10,200.00	10,200.00	100.00%	17,755.00	20,400.00	2,645.00	12.97%

Leasing Costs

6022-0000	Leasing Promotions	0.00	750.00	750.00	100.00%	0.00	1,500.00	1,500.00	100.00%
6023-0000	Leasing-Tenant Relations	1,347.91	1,800.00	452.09	25.12%	1,347.91	3,600.00	2,252.09	62.56%
6024-0000	Marketing & Leasing Expense	0.00	600.00	600.00	100.00%	0.00	1,200.00	1,200.00	100.00%
6025-0000	Other Leasing Cost	0.00	600.00	600.00	100.00%	0.00	1,200.00	1,200.00	100.00%
6026-0000	Other Professional Fees - Leasing	0.00	300.00	300.00	100.00%	2,051.38	600.00	(1,451.38)	-241.90%
6027-0000	Travel & Entertainment	0.00	1,600.00	1,600.00	100.00%	187.82	3,200.00	3,012.18	94.13%
6040-0000	Leasing Related Legal Fees	7,743.00	15,541.98	7,798.98	50.18%	38,383.82	31,084.00	(7,299.82)	-23.48%
6049-0000	Leasing Commission below \$5,000	5,748.34	2,488.29	(3,260.05)	-131.02%	11,212.93	6,642.81	(4,570.12)	-68.80%
Total Leasing Costs		14,839.25	23,680.27	8,841.02	37.33%	53,183.86	49,026.81	(4,157.05)	-8.48%

Space Preparation

6055-0000	Space Preparation	7,069.50	0.00	(7,069.50)	-100.00%	8,851.20	0.00	(8,851.20)	-100.00%
Total Space Preparation		7,069.50	0.00	(7,069.50)	-100.00%	8,851.20	0.00	(8,851.20)	-100.00%

Other Non-Operating Expense

9020-0000	Late Fees	290.40	1,200.00	909.60	75.80%	447.49	2,400.00	1,952.51	81.35%
9030-0000	Bank Charges	8,099.22	7,800.00	(299.22)	-3.84%	15,791.24	15,600.00	(191.24)	-1.23%
9100-0000	Provision For Bad Debts	29,194.00	10,200.00	(18,994.00)	-186.22%	56,389.00	20,400.00	(35,989.00)	-176.42%
9300-0000	Charitable Contributions	668.00	600.00	(68.00)	-11.33%	668.00	1,200.00	532.00	44.33%
9500-0000	Extraordinary Expense (Disaster cleanup,	27,291.52	0.00	(27,291.52)	-100.00%	27,291.52	0.00	(27,291.52)	-100.00%
9620-0000	Corporate Legal Fees	0.00	0.00	0.00	0.00%	0.00	964.64	964.64	100.00%
9625-0000	Corporate Professional Fees	0.00	12,480.00	12,480.00	100.00%	1,107.90	24,960.00	23,852.10	95.56%
Total Other Non-Operating Expense		65,543.14	32,280.00	(33,263.14)	-103.05%	101,695.15	65,524.64	(36,170.51)	-55.20%

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	Current Period (includes 6 months)				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Dec 2025	Dec 2025	Variance		Dec 2025	Dec 2025	Variance	
Total Non-Operating Expense	87,451.89	66,160.27	(21,291.62)	-32.18%	181,485.21	134,951.45	(46,533.76)	-34.48%
EBITDA	2,362,736.59	2,475,870.11	(113,133.52)	-4.57%	4,958,995.43	4,822,775.89	136,219.54	2.82%
Financing Interest								
7010-1000 Mortgage Interest - Senior Note	878,403.00	900,000.00	21,597.00	2.40%	1,753,160.11	1,800,000.00	46,839.89	2.60%
7010-3000 Mortgage Interest - Mezzanine	233,665.87	240,000.00	6,334.13	2.64%	466,361.88	480,000.00	13,638.12	2.84%
Total Financing Interest	1,112,068.87	1,140,000.00	27,931.13	2.45%	2,219,521.99	2,280,000.00	60,478.01	2.65%
Net Before Depreciation & Amortization	1,250,667.72	1,335,870.11	(85,202.39)	-6.38%	2,739,473.44	2,542,775.89	196,697.55	7.74%
Depreciation & Amortization								
8020-0000 Depreciation - Building Acquisition	516,865.54	0.00	(516,865.54)	-100.00%	1,033,731.07	0.00	(1,033,731.07)	-100.00%
8040-0000 Depreciation - Building Improvements	173,915.40	159,000.00	(14,915.40)	-9.38%	353,512.32	318,000.00	(35,512.32)	-11.17%
8050-0000 Depreciation - Tenant Improvements	562,504.22	582,000.00	19,495.78	3.35%	1,129,224.95	1,164,000.00	34,775.05	2.99%
8060-0000 Amortization - Leasing Commissions	159,253.79	153,000.00	(6,253.79)	-4.09%	313,409.28	306,000.00	(7,409.28)	-2.42%
8070-0000 Amortization-Loan Fees - Senior Loan	35,579.35	36,000.00	420.65	1.17%	71,158.70	72,000.00	841.30	1.17%
Total Depreciation & Amortization	1,448,118.30	930,000.00	(518,118.30)	-55.71%	2,901,036.32	1,860,000.00	(1,041,036.32)	-55.97%
Net Income	(197,450.58)	405,870.11	(603,320.69)	-148.65%	(161,562.88)	682,775.89	(844,338.77)	-123.66%
Capital Improvements and Leasing Commissions								
1640-0000 Building Improvements	28,345.00	0.00	(28,345.00)	-100.00%	28,345.00	90,000.00	61,655.00	68.51%
1650-0000 Tenant Improvements - New/Expansion	(32,750.35)	176,249.99	209,000.34	118.58%	91,780.65	238,449.99	146,669.34	61.51%

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	Thru:	Current Period (includes 6 months)				Year-To-Date			
		Actual Dec 2025	Budget Dec 2025	Variance		Actual Dec 2025	Budget Dec 2025	Variance	
1650-1000	Tenant Improvements - Renewals	(1,263.49)	0.00	1,263.49	100.00%	41,939.00	185,716.00	143,777.00	77.42%
1660-0000	Leasing Commissions - New/Expansion	5,918.34	68,737.50	62,819.16	91.39%	38,912.61	68,737.50	29,824.89	43.39%
1660-1000	Leasing Commissions - Renewals	9,175.95	114,545.31	105,369.36	91.99%	196,110.96	200,169.60	4,058.64	2.03%
Total Capital Improvements and Leasing Commissions		9,425.45	359,532.80	350,107.35	97.38%	397,088.22	783,073.09	385,984.87	49.29%

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	Current Period (includes 6 months)				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Dec 2025	Dec 2025	Variance		Dec 2025	Dec 2025	Variance	

Operating Income

Rental Income

4010-0000	Base Rent - Office	1,462,361.48	1,475,061.48	(12,700.00)	-0.86%	2,937,422.96	2,950,122.96	(12,700.00)	-0.43%
4020-0000	CPI Increase	5,318.28	5,318.28	0.00	0.00%	10,629.96	10,636.56	(6.60)	-0.06%
4090-0000	Management Office Rent	40,567.62	40,567.62	0.00	0.00%	81,135.24	81,135.24	0.00	0.00%
Total Rental Income		1,508,247.38	1,520,947.38	(12,700.00)	-0.84%	3,029,188.16	3,041,894.76	(12,706.60)	-0.42%

Operating Expense Recovery

4120-0000	Real Estate Tax Recovery - Monthly Instal	40.66	0.00	40.66	100.00%	284.60	0.00	284.60	100.00%
4190-1000	Recovery PY Reim - RE Taxes	0.00	0.00	0.00	0.00%	(2,024.68)	0.00	(2,024.68)	-100.00%
Total Operating Expense Recovery		40.66	0.00	40.66	100.00%	(1,740.08)	0.00	(1,740.08)	-100.00%

Parking Income

4210-0000	Monthly Parking	12,622.58	(25,099.96)	37,722.54	150.29%	(11,675.54)	(50,200.00)	38,524.46	76.74%
4240-0000	Other Parking Income	30.00	0.00	30.00	100.00%	30.00	0.00	30.00	100.00%
Total Parking Income		12,652.58	(25,099.96)	37,752.54	150.41%	(11,645.54)	(50,200.00)	38,554.46	76.80%

Other Rental Income

4255-0000	Antenna Telecom	8,103.66	8,103.66	0.00	0.00%	16,010.62	16,010.62	0.00	0.00%
Total Other Rental Income		8,103.66	8,103.66	0.00		16,010.62	16,010.62	0.00	

Total Operating Income		1,529,044.28	1,503,951.08	25,093.20	1.67%	3,031,813.16	3,007,705.38	24,107.78	0.80%
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Operating Expenses

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	Actual Dec 2025	Budget Dec 2025	Variance		Actual Dec 2025	Budget Dec 2025	Variance	

Cleaning and Janitorial

5010-0000	Janitorial Contract - General	82,679.16	81,732.00	(947.16)	-1.16%	165,388.20	163,464.00	(1,924.20)	-1.18%
5012-0000	Day Cleaning Staff	23,168.69	22,650.00	(518.69)	-2.29%	48,659.14	45,300.00	(3,359.14)	-7.42%
5015-0000	Special Carpet Cleaning	744.15	1,152.00	407.85	35.40%	1,282.65	2,304.00	1,021.35	44.33%
5018-0000	Janitorial Supplies	20,775.35	18,900.00	(1,875.35)	-9.92%	41,185.70	37,883.33	(3,302.37)	-8.72%
5020-0000	Window Washing	0.00	0.00	0.00	0.00%	0.00	12,750.00	12,750.00	100.00%
5022-0000	Metal Cleaning	17,160.00	8,580.00	(8,580.00)	-100.00%	17,160.00	17,160.00	0.00	0.00%
5024-0000	Trash Removal	6,408.20	6,000.00	(408.20)	-6.80%	12,719.90	12,000.00	(719.90)	-6.00%
5024-1000	Trash Recycling	432.37	0.00	(432.37)	-100.00%	432.37	0.00	(432.37)	-100.00%
5028-0000	Miscellaneous Cleaning	0.00	900.00	900.00	100.00%	0.00	1,800.00	1,800.00	100.00%
Total Cleaning and Janitorial		151,367.92	139,914.00	(11,453.92)	-8.19%	286,827.96	292,661.33	5,833.37	1.99%

Repair & Maintenance

5030-0000	Elevator Contract	25,938.75	19,470.00	(6,468.75)	-33.22%	34,636.56	38,940.00	4,303.44	11.05%
5032-0000	Elevator Repair & Maintenance	1,518.74	1,500.00	(18.74)	-1.25%	28,939.16	3,000.00	(25,939.16)	-864.64%
5032-1000	Elevator Inspection and Permits	0.00	2,400.00	2,400.00	100.00%	0.00	2,400.00	2,400.00	100.00%
5040-0000	HVAC Contract	6,451.05	23,830.00	17,378.95	72.93%	17,285.29	47,060.00	29,774.71	63.27%
5042-0000	HVAC Repair & Maintenance	28,254.21	10,830.00	(17,424.21)	-160.89%	66,310.34	25,335.00	(40,975.34)	-161.73%
5045-0000	HVAC Supplies	4,065.90	3,000.00	(1,065.90)	-35.53%	6,365.78	6,000.00	(365.78)	-6.10%
5048-0000	VAV Systems	0.00	0.00	0.00	0.00%	0.00	1,200.00	1,200.00	100.00%
5050-0000	General Repair & Maintenance	0.00	720.00	720.00	100.00%	0.00	1,440.00	1,440.00	100.00%
5052-0000	Electrical Maintenance	238.71	3,900.00	3,661.29	93.88%	839.40	6,600.00	5,760.60	87.28%
5053-0000	Electrical Supplies	999.95	540.00	(459.95)	-85.18%	999.95	1,080.00	80.05	7.41%
5054-0000	Plumbing Maintenance	15,772.60	8,000.02	(7,772.58)	-97.16%	18,238.77	16,000.00	(2,238.77)	-13.99%
5055-0000	Plumbing Supplies	681.27	1,340.02	658.75	49.16%	2,026.33	3,680.00	1,653.67	44.94%
5057-0000	Light Fixtures, Bulbs and Relamping	1,772.45	2,520.00	747.55	29.66%	4,842.71	5,040.00	197.29	3.91%
5058-0000	Doors, Locks & Graphics	2,510.61	1,560.00	(950.61)	-60.94%	6,867.04	3,120.00	(3,747.04)	-120.10%
5060-0000	Structural/Mechanical Maintenance	0.00	0.00	0.00	0.00%	0.00	500.00	500.00	100.00%
5062-0000	Fire/Life Safety Contract	13,764.17	12,570.02	(1,194.15)	-9.50%	24,773.44	27,090.00	2,316.56	8.55%
5062-1000	Fire/Life Safety R&M	3,698.51	2,145.00	(1,553.51)	-72.42%	10,710.37	3,480.00	(7,230.37)	-207.77%
5063-0000	Sprinkler R&M	0.00	820.00	820.00	100.00%	0.00	1,640.00	1,640.00	100.00%
5064-0000	Floors Repair & Maintenance	0.00	630.00	630.00	100.00%	0.00	1,260.00	1,260.00	100.00%
5068-0000	Tools, Equipment and Building Materials	446.41	810.00	363.59	44.89%	1,833.96	1,620.00	(213.96)	-13.21%
5070-0000	Exterior Building Maintenance	0.00	900.00	900.00	100.00%	1,167.61	1,800.00	632.39	35.13%

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	Thru:	Current Period (includes 6 months)				Year-To-Date			
		Actual Dec 2025	Budget Dec 2025	Variance		Actual Dec 2025	Budget Dec 2025	Variance	
5071-0000	Interior Building Maintenance	3,471.45	2,160.00	(1,311.45)	-60.72%	4,521.40	4,320.00	(201.40)	-4.66%
5072-0000	Roof Repair	0.00	420.00	420.00	100.00%	40.15	840.00	799.85	95.22%
5073-0000	Sign Maintenance	0.00	75.00	75.00	100.00%	0.00	250.00	250.00	100.00%
5076-0000	Glass Repair/Replacement	749.00	8,700.00	7,951.00	91.39%	22,605.85	11,700.00	(10,905.85)	-93.21%
5077-0000	Water Treatment R&M	465.90	1,080.00	614.10	56.86%	2,872.99	2,160.00	(712.99)	-33.01%
5078-0000	Water Treatment Supplies	6,954.96	7,190.00	235.04	3.27%	15,164.23	14,380.00	(784.23)	-5.45%
5080-0000	Maintenance Uniforms	160.39	1,400.00	1,239.61	88.54%	323.41	1,400.00	1,076.59	76.90%
5087-0000	Pest Control	1,191.99	990.00	(201.99)	-20.40%	2,215.17	1,980.00	(235.17)	-11.88%
5090-0000	General R&M Supplies	775.04	780.00	4.96	0.64%	2,087.21	1,560.00	(527.21)	-33.80%
Total Repair & Maintenance		119,882.06	120,280.06	398.00	0.33%	275,667.12	236,875.00	(38,792.12)	-16.38%
Utilities									
5102-0000	Electricity	284,156.43	287,484.00	3,327.57	1.16%	502,971.50	511,575.00	8,603.50	1.68%
5104-0000	Gas, Fuel & Oil	59,128.80	121,545.00	62,416.20	51.35%	187,696.00	252,157.00	64,461.00	25.56%
5106-0000	Water & Sewer	23,833.90	57,743.00	33,909.10	58.72%	70,090.13	113,596.50	43,506.37	38.30%
5115-0000	Building Telephone (Elevator, Fire panel, €	4,495.56	4,896.00	400.44	8.18%	8,991.12	9,792.00	800.88	8.18%
Total Utilities		371,614.69	471,668.00	100,053.31	21.21%	769,748.75	887,120.50	117,371.75	13.23%
CAM									
5125-0000	Interior Landscape	1,393.68	1,533.98	140.30	9.15%	2,555.08	3,068.00	512.92	16.72%
5127-0000	Exterior Landscape	7,407.85	6,996.00	(411.85)	-5.89%	14,387.10	16,492.00	2,104.90	12.76%
5129-0000	Sidewalks/Walkways	0.00	0.00	0.00	0.00%	0.00	2,150.00	2,150.00	100.00%
5145-0000	Miscellaneous Common Area	389.88	0.00	(389.88)	-100.00%	683.51	0.00	(683.51)	-100.00%
Total CAM		9,191.41	8,529.98	(661.43)	-7.75%	17,625.69	21,710.00	4,084.31	18.81%
Parking Expense									
5150-0000	Parking Repair & Maintenance	1,237.50	3,000.00	1,762.50	58.75%	1,237.50	6,000.00	4,762.50	79.38%
5160-0000	Parking Other	12,485.34	0.00	(12,485.34)	-100.00%	12,485.34	0.00	(12,485.34)	-100.00%
Total Parking Expense		13,722.84	3,000.00	(10,722.84)	-357.43%	13,722.84	6,000.00	(7,722.84)	-128.71%

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	Thru:	Current Period (includes 6 months)			Variance	Year-To-Date			Variance
		Actual Dec 2025	Budget Dec 2025			Actual Dec 2025	Budget Dec 2025		
Security									
5165-0000	Security Contract	80,878.55	71,388.00	(9,490.55)	-13.29%	155,050.18	142,776.00	(12,274.18)	-8.60%
5170-0000	Security Equipment	4,394.40	600.00	(3,794.40)	-632.40%	4,458.58	1,200.00	(3,258.58)	-271.55%
5172-0000	Security Other	945.11	600.00	(345.11)	-57.52%	4,214.74	1,200.00	(3,014.74)	-251.23%
Total Security		86,218.06	72,588.00	(13,630.06)	-18.78%	163,723.50	145,176.00	(18,547.50)	-12.78%
Employee Payroll									
Salaries									
5180-0000	General & Administrative Salaries	37,732.21	49,510.22	11,778.01	23.79%	78,276.20	99,020.42	20,744.22	20.95%
5180-1000	General & Administrative Bonus	4,288.00	10,000.00	5,712.00	57.12%	4,288.00	10,000.00	5,712.00	57.12%
5181-0000	Engineering Salaries	32,672.83	43,331.56	10,658.73	24.60%	63,641.80	86,663.20	23,021.40	26.56%
5181-0100	Engineering Overtime	0.00	1,200.00	1,200.00	100.00%	0.00	2,400.00	2,400.00	100.00%
5181-1000	Engineering Bonus	1,050.00	1,000.00	(50.00)	-5.00%	1,050.00	1,000.00	(50.00)	-5.00%
Total Salaries		75,743.04	105,041.78	29,298.74	27.89%	147,256.00	199,083.62	51,827.62	26.03%
Payroll Tax and Benefits									
5190-0000	Payroll Taxes - General	5,760.83	8,385.46	2,624.63	31.30%	11,469.06	16,771.00	5,301.94	31.61%
5191-0000	Payroll Fees	621.35	0.00	(621.35)	-100.00%	1,106.57	0.00	(1,106.57)	-100.00%
5192-0000	Medical Benefits - Administrative	7,189.89	7,697.69	507.80	6.60%	14,327.44	15,395.33	1,067.89	6.94%
5192-1000	Medical Benefits - Engineering	3,227.22	8,706.92	5,479.70	62.93%	7,116.73	17,414.00	10,297.27	59.13%
5193-0000	Workers Comp	521.01	1,260.00	738.99	58.65%	1,085.91	2,520.00	1,434.09	56.91%
5193-1000	401K Employer Participation	(340.66)	415.96	756.62	181.90%	(355.36)	832.00	1,187.36	142.71%
5193-2000	Life & LTD Insurance	381.04	587.74	206.70	35.17%	760.46	1,175.50	415.04	35.31%
5193-4000	Other Benefits	70.00	36.00	(34.00)	-94.44%	70.00	54.00	(16.00)	-29.63%
Total Payroll Tax and Benefits		17,430.68	27,089.77	9,659.09	35.66%	35,580.81	54,161.83	18,581.02	34.31%
Total Employee Payroll		93,173.72	132,131.55	38,957.83	29.48%	182,836.81	253,245.45	70,408.64	27.80%
General & Administrative									
5200-0000	Management Office Rent	40,567.62	40,567.62	0.00	0.00%	81,135.24	81,135.24	0.00	0.00%

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		Actual Dec 2025	Budget Dec 2025	Variance	Actual Dec 2025	Budget Dec 2025	Variance		
5210-0000	Office Supplies	133.03	480.00	346.97	72.29%	319.92	960.00	640.08	66.68%
5215-0000	Office Food & Beverage	758.54	501.98	(256.56)	-51.11%	1,115.44	1,004.00	(111.44)	-11.10%
5216-0000	Meals & Entertainment	353.57	528.00	174.43	33.04%	629.80	1,056.00	426.20	40.36%
5230-0000	Office Telephones	2,776.24	2,160.00	(616.24)	-28.53%	5,746.20	4,320.00	(1,426.20)	-33.01%
5234-0000	Postage	(224.52)	120.00	344.52	287.10%	128.30	240.00	111.70	46.54%
5236-0000	Courier/Overnight	0.00	624.00	624.00	100.00%	14.85	1,248.00	1,233.15	98.81%
5240-0000	Professional Fees	1,581.25	1,076.00	(505.25)	-46.96%	2,481.25	2,152.00	(329.25)	-15.30%
5242-0000	Dues & Subscriptions	0.00	0.00	0.00	0.00%	759.00	695.00	(64.00)	-9.21%
5245-0000	Permits & Fees	0.00	90.00	90.00	100.00%	0.00	240.00	240.00	100.00%
5247-0000	Licenses	0.00	120.00	120.00	100.00%	0.00	240.00	240.00	100.00%
5260-0000	Building Promotions	977.11	1,700.00	722.89	42.52%	1,090.29	2,300.00	1,209.71	52.60%
5262-0000	Seasonal Decorations	930.11	800.00	(130.11)	-16.26%	930.11	800.00	(130.11)	-16.26%
5265-0000	Printing and Duplication	0.00	0.00	0.00	0.00%	0.00	100.00	100.00	100.00%
5270-0000	Technical Support	3,209.82	984.00	(2,225.82)	-226.20%	4,579.29	1,968.00	(2,611.29)	-132.69%
5271-0000	Software Systems and Updates	4,722.84	2,775.00	(1,947.84)	-70.19%	12,265.28	4,205.00	(8,060.28)	-191.68%
5272-0000	Equipment purchases (Computer, Printer,	0.00	390.00	390.00	100.00%	139.09	1,580.00	1,440.91	91.20%
5273-0000	Equipment Rental/Lease	1,800.77	1,440.00	(360.77)	-25.05%	3,639.45	2,880.00	(759.45)	-26.37%
5290-0000	Miscellaneous General & Administrative	172.31	1,050.00	877.69	83.59%	469.53	2,100.00	1,630.47	77.64%
Total General & Administrative		57,758.69	55,406.60	(2,352.09)	-4.25%	115,443.04	109,223.24	(6,219.80)	-5.69%
Management Fee Expense									
5300-0000	Management Fee	86,086.33	74,424.18	(11,662.15)	-15.67%	159,496.81	148,838.56	(10,658.25)	-7.16%
Total Management Fee Expense		86,086.33	74,424.18	(11,662.15)	-15.67%	159,496.81	148,838.56	(10,658.25)	-7.16%
Property Taxes									
5350-0000	Property Taxes	96,350.84	107,808.00	11,457.16	10.63%	190,233.68	215,616.00	25,382.32	11.77%
5352-0000	Personal Property Taxes	244.05	180.00	(64.05)	-35.58%	244.05	180.00	(64.05)	-35.58%
5357-0000	Tax Consulting Costs	0.00	14,164.00	14,164.00	100.00%	0.00	14,164.00	14,164.00	100.00%
Total Property Taxes		96,594.89	122,152.00	25,557.11	20.92%	190,477.73	229,960.00	39,482.27	17.17%
Insurance									

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		Actual Dec 2025	Budget Dec 2025	Variance	Actual Dec 2025	Budget Dec 2025	Variance		
5360-0000	Building Insurance	36,864.03	59,292.00	22,427.97	37.83%	83,906.85	116,224.00	32,317.15	27.81%
5361-0000	Liability Insurance	11,729.62	15,064.00	3,334.38	22.13%	23,664.88	29,640.00	5,975.12	20.16%
5362-0000	Pollution Insurance	0.00	2,490.00	2,490.00	100.00%	0.00	4,880.00	4,880.00	100.00%
5365-0000	D&O Insurance	3,930.99	4,776.00	845.01	17.69%	7,991.85	9,362.00	1,370.15	14.64%
5366-0000	Flood Insurance	5,009.86	5,328.00	318.14	5.97%	10,246.39	10,441.00	194.61	1.86%
5368-0000	Crime Insurance	(23.82)	228.00	251.82	110.45%	119.10	441.00	321.90	72.99%
5369-0000	Terrorism Insurance	906.74	695.00	(211.74)	-30.47%	1,624.67	1,361.00	(263.67)	-19.37%
5370-0000	Active Shooter	669.05	588.00	(81.05)	-13.78%	1,097.27	1,151.00	53.73	4.67%
5371-0000	Cyber Liability	406.50	414.00	7.50	1.81%	775.02	823.00	47.98	5.83%
Total Insurance		59,492.97	88,875.00	29,382.03	33.06%	129,426.03	174,323.00	44,896.97	25.76%
Other Operating Expenses									
Non-Pass Operating Expenses									
5930-8000	Non Pass Parking Utilities	6,805.69	0.00	(6,805.69)	-100.00%	6,805.69	0.00	(6,805.69)	-100.00%
5950-0000	Non-Pass Other	0.00	999.98	999.98	100.00%	0.00	2,000.00	2,000.00	100.00%
Total Non-Pass Operating Expenses		6,805.69	999.98	(5,805.71)	-580.58%	6,805.69	2,000.00	(4,805.69)	-240.28%
Total Operating Expenses		1,151,909.27	1,289,969.35	138,060.08	10.70%	2,311,801.97	2,507,133.08	195,331.11	7.79%
Net Operating Income		377,135.01	213,981.73	163,153.28	76.25%	720,011.19	500,572.30	219,438.89	43.84%
Non-Operating Expenses									
Leasing Costs									
6027-0000	Travel & Entertainment	2,145.07	0.00	(2,145.07)	-100.00%	3,998.66	0.00	(3,998.66)	-100.00%
6040-0000	Leasing Related Legal Fees	630.00	0.00	(630.00)	-100.00%	17,899.72	0.00	(17,899.72)	-100.00%
6049-0000	Leasing Commission below \$5,000	0.00	3,029.40	3,029.40	100.00%	0.00	3,029.40	3,029.40	100.00%
Total Leasing Costs		2,775.07	3,029.40	254.33	8.40%	21,898.38	3,029.40	(18,868.98)	-622.86%

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	Actual	Budget			Actual	Budget		
Thru:	Dec 2025	Dec 2025	Variance		Dec 2025	Dec 2025	Variance	
Space Preparation								
6055-0000 Space Preparation	3,016.80	0.00	(3,016.80)	-100.00%	3,016.80	0.00	(3,016.80)	-100.00%
Total Space Preparation	3,016.80	0.00	(3,016.80)	-100.00%	3,016.80	0.00	(3,016.80)	-100.00%
Other Non-Operating Expense								
9020-0000 Late Fees	1,686.28	0.00	(1,686.28)	-100.00%	2,754.93	0.00	(2,754.93)	-100.00%
9030-0000 Bank Charges	1,158.00	240.00	(918.00)	-382.50%	2,599.26	480.00	(2,119.26)	-441.51%
9100-0000 Provision For Bad Debts	(18,570.30)	0.00	18,570.30	100.00%	0.00	0.00	0.00	0.00%
9200-0000 Franchise/Excise Tax and Corporate Tax	0.00	0.00	0.00	0.00%	25.00	0.00	(25.00)	-100.00%
9300-0000 Charitable Contributions	0.00	1,000.00	1,000.00	100.00%	0.00	3,000.00	3,000.00	100.00%
9620-0000 Corporate Legal Fees	13,325.00	0.00	(13,325.00)	-100.00%	23,325.00	0.00	(23,325.00)	-100.00%
9625-0000 Corporate Professional Fees	0.00	0.00	0.00	0.00%	1,179.20	0.00	(1,179.20)	-100.00%
Total Other Non-Operating Expense	(2,401.02)	1,240.00	3,641.02	293.63%	29,883.39	3,480.00	(26,403.39)	-758.72%
Total Non-Operating Expense	3,390.85	4,269.40	878.55	20.58%	54,798.57	6,509.40	(48,289.17)	-741.84%
EBITDA	373,744.16	209,712.33	164,031.83	78.22%	665,212.62	494,062.90	171,149.72	34.64%
Financing Interest								
7010-1000 Mortgage Interest - Senior Note	122,599.16	0.00	(122,599.16)	-100.00%	244,985.46	0.00	(244,985.46)	-100.00%
Total Financing Interest	122,599.16	0.00	(122,599.16)	-100.00%	244,985.46	0.00	(244,985.46)	-100.00%
Net Before Depreciation & Amortization	251,145.00	209,712.33	41,432.67	19.76%	420,227.16	494,062.90	(73,835.74)	-14.94%
Depreciation & Amortization								

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		Actual Dec 2025	Budget Dec 2025	Variance	Actual Dec 2025	Budget Dec 2025	Variance
8020-0000	Depreciation - Building Acquisition	71,235.47	0.00	(71,235.47) -100.00%	142,470.94	0.00	(142,470.94) -100.00%
8040-0000	Depreciation - Building Improvements	37,230.04	0.00	(37,230.04) -100.00%	74,460.05	0.00	(74,460.05) -100.00%
8050-0000	Depreciation - Tenant Improvements	117,779.44	0.00	(117,779.44) -100.00%	235,558.88	0.00	(235,558.88) -100.00%
8060-0000	Amortization - Leasing Commissions	36,336.53	0.00	(36,336.53) -100.00%	72,673.04	0.00	(72,673.04) -100.00%
8070-0000	Amortization-Loan Fees - Senior Loan	21,651.45	0.00	(21,651.45) -100.00%	43,302.90	0.00	(43,302.90) -100.00%
Total Depreciation & Amortization		284,232.93	0.00	(284,232.93) -100.00%	568,465.81	0.00	(568,465.81) -100.00%
Net Income		(33,087.93)	209,712.33	(242,800.26) -115.78%	(148,238.65)	494,062.90	(642,301.55) -130.00%

Capital Improvements and Leasing Commissions

Accrual, IFRS Adjustment

Report includes an open period. Entries are not final.

Dec 2025

Current Assets

Cash

Operating Cash

1010-0000 Operating Account 1	16.43
1010-1000 Operating Account 2	1,862,139.29
1010-2000 Operating Account 3	2,843,379.90
1010-3000 Operating Account 4	533,140.09
1010-5000 Operating Account 5	322,225.69
1030-0000 Money Market Account 1	113,015.68
1030-1000 Money Market Account 2	0.90
1050-0000 Petty Cash Account	2,500.00

Total Operating Cash **5,676,417.98**

Restricted Cash

1015-1000 Lock Box Account 2	198,512.67
1020-1000 Servicer Account 2	605,664.02
1060-0000 TI/LC Rollover Reserve	431,466.49
1060-1000 Outstanding TI/LC Reserve	67,845.51
1067-0000 Capital Reserve	104,728.70
1068-0000 Replacement Reserve	0.46
1080-0000 Property Tax Impound	1,222,389.78
1085-0000 Insurance Impound	559,174.32
1086-0000 Interest Expense Reserve	765,576.64

Total Restricted Cash **3,955,358.59**

Total Cash **9,631,776.57**

Other Current Assets

Rent Receivable

1100-0000 Rent Receivable	703,620.66
1100-1000 Allowance for bad debt	(145,701.41)
1100-5000 Other Tenant Receivables	(322.35)

Total Rent Receivable **557,596.90**

Other Receivables

1130-0000 AR - Parking Income 3rd Party Operators	(104,131.51)
1132-0000 AR - Insurance Claim Costs	1,222,531.12
1132-1000 AR Costs - Insurance Claim Funding	(1,086,835.26)
1137-0000 AR Investor Est Tax Payments	52,852.35
1140-0000 Utility Deposits	24,639.63
1150-0000 Other Receivables	231,941.29
1152-0000 FASB Straight Line Rent Receivable	3,670,411.45

Total Other Receivables **4,011,409.07**

Prepaid Expense

1160-0000 Prepaid Taxes	54,117.65
1165-0000 Prepaid Insurance	621,805.61

Accrual, IFRS Adjustment

Report includes an open period. Entries are not final.

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1190-0000 Prepaid Expense 11,879.74

Total Prepaid Expense 687,803.00

Intercompany/ Due to/from

1200-0000 Due to/from Inter-Property (356.94)

1205-0000 Due to/from Inter-Company 418,752.05

1210-0000 Due to/from Seller/Purchaser (64,990.03)

1218-0000 Intercompany HGR Operating Partnership (192,954.10)

Total Intercompany/ Due to/from 160,450.98

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets 5,417,259.95

Total Current Assets 15,049,036.52

Fixed Assets

Depreciable Fixed Assets

1610-0000 Land 4,741,949.32

1620-0000 Building Acquisition 52,677,298.81

1640-0000 Building Improvements 6,985,035.37

1650-0000 Tenant Improvements - New/Expansion 22,653,820.16

1650-1000 Tenant Improvements - Renewals 4,390,035.31

1690-0000 Accumulated Appreciation/(Depreciation) of Asset V (49,733,112.01)

Total Depreciable Fixed Assets 41,715,026.96

Accumulated Depreciation

1740-0000 Accum Depr - Building Improvements 0.09

Total Accumulated Depreciation 0.09

Net Depreciable Fixed Assets 41,715,027.05

Amortizable Fixed Assets

1660-0000 Leasing Commissions - New/Expansion 6,244,646.13

1660-1000 Leasing Commissions - Renewals 2,671,168.08

1665-0000 Capitalized Leasing Costs - IFRS Only 848,747.38

1670-0000 Loan Fees - Senior Loan 916,775.96

1670-9000 Loan Fees - Current Loan Fees 75,020.48

1675-0000 Goodwill 1,613,507.00

Total Amortizable Fixed Assets 12,369,865.03

Accumulated Amortization

Accrual, IFRS Adjustment

Report includes an open period. Entries are not final.

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1770-0000 Accum Amort-Loan Fees - Senior Loan	(916,775.96)
Total Accumulated Amortization	(916,775.96)
Net Amortizable Fixed Assets	11,453,089.07
Net Fixed Assets	53,168,116.12
Other Long Term Assets	
Investments	
Total Investments	0.00
Loan Receivable	
1830-0000 Loan Receivable - General	80,000.00
Total Loan Receivable	80,000.00
Open Other Loan Term Assets Accounts	
Total Open Other Long Term Assets	0.00
Suspense Accounts	
Total Suspense Accounts	0.00
Total Other Long Term Assets	80,000.00
TOTAL ASSETS	68,297,152.64

LIABILITIES

Current Liabilities

Accounts Payable

2010-0000 Accounts Payable - Control Account	728,798.53
2015-0000 Accounts Payable - PCard Payments	14,056.40
2020-0000 Accrued Expense	1,225,076.72
2100-0000 Salaries Payable	10,083.07
2110-0000 Medical Insurance Payable	(12,963.49)
2115-0000 Dental Insurance Payable	(1,761.96)
2120-0000 Life and Accident Insurance Payable	(796.09)
2125-0000 Flex Plan (125) Payable	6,745.78
2150-0000 PPP Loans	685,664.00
2210-0000 Property Tax Payable	557,232.94
2225-0000 Withholding Tax Payable	7,634.00
2250-0000 Accrued Mortgage Interest	19,901,087.90

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Detailed Balance Sheet
Hertz Investment Group LLC
Israeli Bond BVI

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Report includes an open period. Entries are not final.

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2300-0000 Other Accounts Payable	136,366.39
2330-0000 Other Short Term Loan Payable	44,731.98
2332-0000 Accounts Receivable Clearing (Control Account)	1,506.37

Total Accounts Payable **23,303,462.54**

Prepaid Rents

2350-0000 Prepaid Rents	503,582.13
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Total Prepaid Rents **503,582.13**

Tenant Deposits

2380-0000 Tenant Security Deposits	236,193.69
------------------------------------	------------

Total Tenant Deposits **236,193.69**

Total Current Liabilities **24,043,238.36**

Long Term Debt

Mortgage Payable

2400-9000 Mortgage Payable Current Sr Loan	51,626,014.05
2420-9000 Mortgage Payable Current Mezz	3,789,788.58

Total Mortgage Payable **55,415,802.63**

Other Long Term Debt

2450-0000 Other Loan Payable - Other	220,000.00
2450-0100 Other Loan Payable - Hertz Family	2,182.81

Total Other Long Term Debt **222,182.81**

Total Long Term Debt **55,637,985.44**

Open for Other Liabilities

2500-9000 Bond Payable Short Term	54,234,663.35
2500-9010 Bond Payable Series A2 - Short term	17,853,621.94
2512-0000 Bond Disc & Issuance Cost Series A-Short Term	(38,784.55)
2512-0100 Bond Disc & Issuance Cost Series A2-Short Term	(119,838.44)

Total Open for Other Liabilities **71,929,662.30**

TOTAL LIABILITIES **151,610,886.10**

EQUITY

Contributions

3010-6000 C-Horwitz Revocable Family Trust dated May 1, 199	18,000.00
3010-7000 C-Garber-Forbess Family Trust dated November 16	12,000.00
3010-8000 C-Mendel Hertz	185,500.00
3011-0000 C-Hertz Properties Group Limited	69,739,322.02
3011-1000 C-Goldberger Family Trust dated May 28, 1982	3,200,000.00

Accrual, IFRS Adjustment

Report includes an open period. Entries are not final.

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3011-1100 C-Ernie Goldberger Grantor Retained Annuity Trust	1,025,000.00
3011-1200 C-Regina Goldberger Grantor Retained Annuity Tru	1,025,000.00
3011-2000 C-Isen Revocable Trust dated January 26, 2000	3,365,295.61
3011-3000 C-David Ipale, Administrator or Aharon Ipale	1,525,000.00
3011-4000 C-David Ipale	1,724,975.00
3011-5000 C-Noam B. Katz, Administrator	1,000,000.00
3011-6000 C-Prav Choksi	500,000.00
3011-6100 C-Nishith P. Choksi Separate Property Trust dated 4	500,000.00
3011-9000 C-Rivka Tabachnik	4,120.00
3012-1000 C-Israel Sam Gorodistian and Lisa Amster Gorodisti	600,000.00
3012-2200 C-Shlomo Ben Laib Trust dated January 1, 2002	575,000.00
3012-4000 C-Alexander G. Stein, M.D.	650,000.00
3012-5000 C-ANW, LLC	1,050,000.00
3012-6000 C-Survivor's Trust Under the Steel Roven Revocabl	1,900,000.00
3012-6500 C-Blanca Roven 2012 Trust dated December 10, 20	750,000.00
3012-7000 C-Michael Kest	625,000.00
3012-8000 C-Friedman Family Trust dated July 17, 2012	3,601,500.00
3012-8500 C-David Friedman	4,491,500.00
3012-8600 C-Friedman Living Trust dated February 28, 1974	6,550,000.00
3012-9000 C-James Berkus	300,000.00
3013-0000 C-Susan C. Iida Revocable Trust dated October 24,	100,000.00
3013-1000 C-Rosa Beracha Sacal	609,000.00
3013-3000 C-Mandelbaum Living Trust dated October 29, 199	637,000.00
3013-5000 C-Sharon Sholiton	100,000.00
3013-5500 C-Meir and Sara Levin	1,275,000.00
3013-6000 C-Sam and Randie Goldberger	200,000.00
3013-6100 C-Mark and Lauren Mintz Living Trust dated May 2	1,025,000.00
3013-6200 C-Timothy and Gabriela Neufeld	800,000.00
3013-6300 C-Eli Waknine	750,000.00
3013-6350 C-The Ouaknine Family Trust dated February 13, 20	1,000,000.00
3013-6400 C-Walter Feinblum IRA Rollover	300,000.00
3013-6500 C-Silverman Living Trust dated December 11, 1991	1,400,000.00
3013-6600 C-Jason Katz	150,000.00
3013-6700 C-The Katz Family Trust-2003 dated May 21, 2003	150,000.00
3013-6800 C-Ofira Michaelson	150,000.00
3013-7000 C-The Bennett Black Family Trust dated September	1,250,000.00
3013-7200 C-Sam and Liora Levy	500,000.00
3013-7300 C-The Shohet Family Trust dated April 26, 2006	250,000.00
3013-7500 C-M&O Chalabi Real Estate, LLC	1,250,000.00
3013-7610 C-MSTS Enterprises, LLC	150,000.00
3013-7700 C-The Michael and Ilanit Fallas Family Trust dated	1,500,000.00
3013-7800 C-Raphael Eskenazi and Rosary Christine Videc	250,000.00
3013-7900 C-Esther Feinblum IRA Rollover	200,000.00
3013-8100 C-Chlomovitz Family Living Trust dated August 1, 20	150,000.00
3013-8300 C-Armar Capital, LLC	214,693.00
3013-8400 C-The Aaron and Elisa Cohen Family Trust dated A	1,000,000.00
3013-8500 C-Dale Cochran Living Trust dated June 29, 2005	250,000.00
3013-8600 C-The Chaimowitz Family Trust dated August 11, 20	250,000.00
3013-8700 C-ERAJ Enterprises, LLC	500,000.00
3013-8800 C-The Angerman Trust dated March 5, 1991	850,000.00
3013-8900 C-Leah Smolyansky dba L.S. Investments	1,300,000.00
3013-9000 C-Parver Family Trust dated July 23, 1991	700,000.00
3013-9100 C-Shamis/Triphon Investments, LLC	250,000.00
3013-9200 C-Marcos and Monica Lemor	300,000.00
3013-9300 C-Steven M. Simons and Donna R. Simons Revoca	250,000.00
3013-9400 C-Samadi Family Trust of October 6, 2005	375,000.00

Accrual, IFRS Adjustment

Report includes an open period. Entries are not final.

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3013-9500 C-Donny and Shana Feldman	450,000.00
3013-9600 C-Jacoba Jane Eisen Trust dated December 14, 199	200,000.00
3013-9700 C-George J. So, M.D.	100,000.00
3013-9800 C-Edward and Brenda Parver	100,000.00
3013-9900 C-Sleep Group Properties LLC	100,000.00
3014-0000 C-Amit Ben Shohet	575,000.00
3014-1000 C-The Simchon Family Trust dated April 2, 1999	875,000.00
3014-1200 C-Leora F. Bell	250,000.00
3014-1300 C-Dalfen Revocable Trust dated November 12, 199	350,000.00
3014-1400 C-Daniel Silverman	100,000.00
3014-2300 C-Albert Levy	250,000.00
3014-2510 C-Provident Trust Co CFBO Leora F. Bell IRA	120,000.00
3014-2520 C-Provident Trust Co CFBO Leora F. Bell Roth IRA	120,000.00
3014-2600 C-Ori Levy	125,000.00
3014-2700 C-7Isreal Defined Benefit Plan	250,000.00
3014-2800 C-Peter Gould	1,000,000.00
3014-3000 C-Alon Abady	250,000.00
3014-3100 C-Michael Haim Revivo	125,000.00
3014-3200 C-Robert Sanders	50,000.00
3014-3300 C-Netanel Peled	500,000.00
3014-3910 C-Baron Rose Investments Chestnut, Inc	150,000.00
3014-4200 C-Trican Developments, Inc.	4,975,000.00
3015-0400 C-Waypoint Trust dated October 1, 2015	500,000.00
3015-8300 C-AJK Capital, LLC	82,420.00
3015-8400 C-LaMFH III, LLLP	1,022,604.43
3015-8600 C-The Glencoe Trust dated March 12, 2018	550,000.00
3015-8700 C-Boaz Amram	50,000.00
3015-8800 C-Amos Margolin	50,000.00

Total Contributions

138,572,930.06

Return of Capital

Total Return of Capital

0.00

Distributions

3210-0000 D-Hertz	(49,234,716.76)
3210-1000 D-Isaac Hertz	(8,262,392.81)
3210-1100 D-Isaac and Elka Hertz 2012 Irrevocable Trust date	(1,191,020.00)
3210-2000 D-Sarah Hertz	(8,283,472.60)
3210-2100 D-Yisroel and Sarah Gordon 2012 Irrevocable Trust	(1,169,940.00)
3210-3000 D-William Z. Hertz	(8,262,393.56)
3210-3100 D-William and Olivia Hertz 2012 Irrevocable Trust d	(1,191,020.00)
3210-6000 D-Horwitz Revocable Family Trust dated May 1, 199	(1,831,432.58)
3210-7000 D-Garber-Forbess Family Trust dated November 16	(915,677.01)
3210-8000 D-Mendel Hertz	(62,937.82)
3211-0000 D-Hertz Properties Group Limited	(309,316.98)
3211-1000 D-Goldberger Family Trust dated May 28, 1982	(3,954,364.88)
3211-1100 D-Ernie Goldberger Grantor Retained Annuity Trust	(620,616.19)
3211-1200 D-Regina Goldberger Grantor Retained Annuity Tru	(620,616.22)
3211-2000 D-Isen Revocable Trust dated January 26, 2000	(8,086,747.06)
3211-3000 D-David Ipale, Administrator or Aharon Ipale	(2,290,583.10)
3211-4000 D-David Ipale	(2,371,461.97)
3211-5000 D-Noam B. Katz, Administrator	(391,134.53)
3211-6100 D-Nishith P. Choksi Separate Property Trust dated 3	(620,677.48)
3211-8000 D-GRD Estates, Ltd.	(19,378.63)

Accrual, IFRS Adjustment

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3211-9000 D-Rivka Tabachnik	(13,665.89)
3212-1000 D-Israel Sam Gorodistian and Lisa Amster Gorodisti	(283,133.51)
3212-2000 D-Table Mountain Trust dated December 31, 2009	(195,631.81)
3212-2200 D-Shlomo Ben Laib Trust dated January 1, 2002	(387,676.43)
3212-3000 D-The Queens Trust dated March 31, 2004	(283,176.66)
3212-4000 D-Alexander G. Stein, M.D.	(403,668.43)
3212-5000 D-ANW, LLC	(735,886.49)
3212-6000 D-Survivor's Trust Under the Steel Roven Revocabl	(1,188,355.08)
3212-6500 D-Blanca Roven 2012 Trust dated December 10, 20	(324,465.78)
3212-7000 D-Michael Kest	(457,009.12)
3212-8000 D-Friedman Family Trust dated July 17, 2012	(2,082,258.85)
3212-8500 D-David Friedman	(3,154,575.95)
3212-8600 D-Friedman Living Trust dated February 28, 1974	(2,676,572.39)
3212-9000 D-James Berkus	(186,009.62)
3213-0000 D-Susan C. Iida Revocable Trust dated October 24,	(42,476.56)
3213-1000 D-Rosa Beracha Sacal	(361,843.83)
3213-3000 D-Mandelbaum Living Trust dated October 29, 1995	(431,918.58)
3213-5000 D-Sharon Sholiton	(82,993.09)
3213-5500 D-Meir and Sara Levin	(894,815.56)
3213-6000 D-Sam and Randie Goldberger	(231,909.96)
3213-6100 D-Mark and Lauren Mintz Living Trust dated May 23,	(674,059.50)
3213-6200 D-Timothy and Gabriela Neufeld	(443,800.70)
3213-6300 D-Eli Waknine	(524,099.50)
3213-6350 D-The Ouaknine Family Trust dated February 13, 20	(569,235.84)
3213-6400 D-Walter Feinblum IRA Rollover	(451,801.91)
3213-6500 D-Silverman Living Trust dated December 11, 1991	(1,076,852.64)
3213-6600 D-Jason Katz	(64,405.48)
3213-6700 D-The Katz Family Trust-2003 dated May 21, 2003	(57,830.23)
3213-6800 D-Ofira Michaelson	(64,405.49)
3213-7000 D-The Bennett Black Family Trust dated September	(813,616.96)
3213-7200 D-Sam and Liora Levy	(353,895.91)
3213-7300 D-The Shohet Family Trust dated April 26, 2006	(229,984.74)
3213-7500 D-M&O Chalabi Real Estate, LLC	(796,746.18)
3213-7610 D-MSTS Enterprises, LLC	(50,169.90)
3213-7700 D-The Michael and Ilanit Fallas Family Trust dated	(868,420.62)
3213-7800 D-Raphael Eskenazi and Rosary Christine Videc	(261,967.07)
3213-7900 D-Esther Feinblum IRA Rollover	(299,315.91)
3213-8100 D-Chlomovitz Family Living Trust dated August 1, 20	(224,071.28)
3213-8300 D-Armar Capital, LLC	(1,660,128.86)
3213-8400 D-The Aaron and Elisa Cohen Family Trust dated A	(424,863.01)
3213-8500 D-Dale Cochran Living Trust dated June 29, 2005	(118,411.07)
3213-8600 D-The Chaimowitz Family Trust dated August 11, 20	(118,739.84)
3213-8700 D-ERAJ Enterprises, LLC	(237,369.81)
3213-8800 D-The Angerman Trust dated March 5, 1991	(341,920.33)
3213-8900 D-Leah Smolyansky dba L.S. Investments	(528,141.45)
3213-9000 D-Parver Family Trust dated July 23, 1991	(287,983.18)
3213-9100 D-Shamis/Triphon Investments, LLC	(118,465.87)
3213-9200 D-Marcos and Monica Lemor	(142,093.26)
3213-9300 D-Steven M. Simons and Donna R. Simons Revoca	(118,082.31)
3213-9400 D-Samadi Family Trust of October 6, 2005	(178,192.07)
3213-9500 D-Donny and Shana Feldman	(194,876.42)
3213-9600 D-Jacoba Jane Eisen Trust dated December 14, 19	(95,210.99)
3213-9700 D-George J. So, M.D.	(47,649.15)
3213-9800 D-Edward and Brenda Parver	(47,495.72)
3213-9900 D-Sleep Group Properties LLC	(46,597.09)
3214-0000 D-Amit Ben Shohet	(232,608.09)

Detailed Balance Sheet
Hertz Investment Group LLC
Israeli Bond BVI

Accrual, IFRS Adjustment

Report includes an open period. Entries are not final.

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3214-1000 D-The Simchon Family Trust dated April 2, 1999	(367,171.27)
3214-1200 D-Leora F. Bell	(114,137.07)
3214-1300 D-Dalfen Revocable Trust dated November 12, 199	(138,367.22)
3214-1400 D-Daniel Silverman	(40,027.73)
3214-1600 D-DO NOT USE	(105,101.10)
3214-2300 D-Albert Levy	(97,928.69)
3214-2400 D-Nasi Peretz	(22,465.84)
3214-2500 D-Polycomp Trust Co CFBO Leora F. Bell IRA	(73,091.36)
3214-2510 D-Provident Trust Co CFBO Leora F. Bell IRA	(4,839.44)
3214-2520 D-Provident Trust Co CFBO Leora F. Bell Roth IRA	(4,839.44)
3214-2600 D-Ori Levy	(43,397.43)
3214-2700 D-7Isreal Defined Benefit Plan	(93,938.52)
3214-2800 D-Peter Gould	(344,876.67)
3214-3000 D-Alon Abady	(83,671.32)
3214-3100 D-Michael Haim Revivo	(41,835.78)
3214-3200 D-Robert Sanders	(16,931.67)
3214-3300 D-Netanel Peled	(187,739.51)
3214-3910 D-Baron Rose Investments Chestnut, Inc	(53,227.43)
3214-4000 D-Dov Hertz	(18,275.54)
3214-4200 D-Trican Developments, Inc.	(3,226,119.88)
3215-0400 D-Waypoint Trust dated October 1, 2015	(61,610.88)
3215-8300 D-AJK Capital, LLC	(13,808.22)
3215-8400 D-LaMFH III, LLLP	(83,947.41)
3215-8600 D-The Glencoe Trust dated March 12, 2018	(46,377.98)
3215-8700 D-Boaz Amram	(6,783.60)
3215-8800 D-Amos Margolin	(6,443.87)

Total Distributions (132,168,407.02)

Capital Stock

Total Capital Stock 0.00

Member Entity Equity

3400-0000 Contr to Member, Distr from LLC	(6,035.00)
3410-0000 Distr from Member, Contr to LLC	(252.69)

Total Member Entity Equity (6,287.69)

Open Equity Accounts

3512-0000 Equity in HGROP - Contributions	15,157,675.49
3512-0100 Equity in HGROP - Initial Contribution RP	5,144,292.08
3512-1000 Equity in HGROP - Distributions	(40,310,079.68)

Total Open Equity Accounts (20,008,112.11)

Retained Earnings (65,683,946.46)
Current Earnings (4,019,910.23)

TOTAL EQUITY (221,886,663.51)

TOTAL LIABILITIES AND EQUITY 68,297,152.65

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Detailed Balance Sheet
Hertz Investment Group LLC
Israeli Bond BVI

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Accrual, IFRS Adjustment

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Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Properties Group Limited

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Accrual, IFRS Adjustment

Report includes an open period. Entries are not final.

Dec 2025

Current Assets

Cash

Operating Cash

1010-0000 Operating Account 1 12.94
1010-1000 Operating Account 2 181.16

Total Operating Cash 194.10

Restricted Cash

1086-0000 Interest Expense Reserve 765,576.64

Total Restricted Cash 765,576.64

Total Cash 765,770.74

Other Current Assets

Rent Receivable

Total Rent Receivable 0.00

Other Receivables

Total Other Receivables 0.00

Prepaid Expense

Total Prepaid Expense 0.00

Intercompany/ Due to/from

1215-0000 Due to/from Inter BVI (17,921,630.59)

Total Intercompany/ Due to/from (17,921,630.59)

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets (17,921,630.59)

Total Current Assets (17,155,859.85)

Fixed Assets

Depreciable Fixed Assets

Total Depreciable Fixed Assets 0.00

Database: R52999900001
PROJ: ABHP01
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Properties Group Limited

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Accrual, IFRS Adjustment

Report includes an open period. Entries are not final.

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Accumulated Depreciation

Total Accumulated Depreciation 0.00

Net Depreciable Fixed Assets 0.00

Amortizable Fixed Assets

Total Amortizable Fixed Assets 0.00

Accumulated Amortization

Total Accumulated Amortization 0.00

Net Amortizable Fixed Assets 0.00

Net Fixed Assets 0.00

Other Long Term Assets

Investments

Total Investments 0.00

Loan Receivable

Total Loan Receivable 0.00

Open Other Loan Term Assets Accounts

Total Open Other Long Term Assets 0.00

Suspense Accounts

Total Suspense Accounts 0.00

Total Other Long Term Assets 0.00

TOTAL ASSETS (17,155,859.85)

LIABILITIES

Current Liabilities

Accounts Payable

2020-0000 Accrued Expense 37,790.00

2250-0000 Accrued Mortgage Interest 19,388,396.31

Database: R52999900001
PROJ: ABHP01
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Properties Group Limited

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Accrual, IFRS Adjustment

Report includes an open period. Entries are not final.

Dec 2025

Total Accounts Payable	19,426,186.31
Prepaid Rents	
Total Prepaid Rents	0.00
Tenant Deposits	
Total Tenant Deposits	0.00
Total Current Liabilities	19,426,186.31
Long Term Debt	
Mortgage Payable	
Total Mortgage Payable	0.00
Other Long Term Debt	
Total Other Long Term Debt	0.00
Total Long Term Debt	0.00
Open for Other Liabilities	
2500-9000 Bond Payable Short Term	54,234,663.35
2500-9010 Bond Payable Series A2 - Short term	17,853,621.94
2512-0000 Bond Disc & Issuance Cost Series A-Short Term	(38,784.55)
2512-0100 Bond Disc & Issuance Cost Series A2-Short Term	(119,838.44)
Total Open for Other Liabilities	71,929,662.30
TOTAL LIABILITIES	91,355,848.61
EQUITY	
Contributions	
Total Contributions	0.00
Return of Capital	
Total Return of Capital	0.00
Distributions	
3211-0000 D-Hertz Properties Group Limited	1,116,000.00
Total Distributions	1,116,000.00
Capital Stock	

Database: R52999900001
PROJ: ABHP01
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Properties Group Limited

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Total Capital Stock	<u>0.00</u>
Member Entity Equity	
Total Member Entity Equity	<u>0.00</u>
Open Equity Accounts	
Total Open Equity Accounts	<u>0.00</u>
Retained Earnings	(87,281,127.15)
Current Earnings	(22,346,581.31)
TOTAL EQUITY	<u>(108,511,708.46)</u>
TOTAL LIABILITIES AND EQUITY	<u>(17,155,859.85)</u>
check	<u>0.00</u>

Database: R52999900001
PROJ: ABHP02
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Properties Group Eliminations

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Dec 2025

Current Assets

Cash

Operating Cash

Total Operating Cash 0.00

Restricted Cash

Total Restricted Cash 0.00

Total Cash 0.00

Other Current Assets

Rent Receivable

Total Rent Receivable 0.00

Other Receivables

1150-0000 Other Receivables (18,730.66)

Total Other Receivables (18,730.66)

Prepaid Expense

Total Prepaid Expense 0.00

Intercompany/ Due to/from

Total Intercompany/ Due to/from 0.00

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets (18,730.66)

Total Current Assets (18,730.66)

Fixed Assets

Depreciable Fixed Assets

Total Depreciable Fixed Assets 0.00

Accumulated Depreciation

Database: R52999900001
PROJ: ABHP02
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Properties Group Eliminations

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Total Accumulated Depreciation	<u>0.00</u>
Net Depreciable Fixed Assets	<u>0.00</u>
Amortizable Fixed Assets	
Total Amortizable Fixed Assets	<u>0.00</u>
Accumulated Amortization	
Total Accumulated Amortization	<u>0.00</u>
Net Amortizable Fixed Assets	<u>0.00</u>
Net Fixed Assets	<u>0.00</u>
Other Long Term Assets	
Investments	
1811-0000 HPGLLC Investments	(54,694,716.77)
Total Investments	<u>(54,694,716.77)</u>
Loan Receivable	
1832-0000 Loan Receivable - BVI Properties	(3,699,931.48)
Total Loan Receivable	<u>(3,699,931.48)</u>
Open Other Loan Term Assets Accounts	
Total Open Other Long Term Assets	<u>0.00</u>
Suspense Accounts	
Total Suspense Accounts	<u>0.00</u>
Total Other Long Term Assets	<u>(58,394,648.25)</u>
TOTAL ASSETS	<u><u>(58,413,378.91)</u></u>

LIABILITIES

Current Liabilities

Accounts Payable

2010-0000 Accounts Payable - Control Account (1,050,023.28)

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PROJ: ABHP02
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Properties Group Eliminations

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Total Accounts Payable (1,050,023.28)

Prepaid Rents

Total Prepaid Rents 0.00

Tenant Deposits

Total Tenant Deposits 0.00

Total Current Liabilities (1,050,023.28)

Long Term Debt

Mortgage Payable

Total Mortgage Payable 0.00

Other Long Term Debt

2450-0000 Other Loan Payable - Other (2,668,975.13)

Total Other Long Term Debt (2,668,975.13)

Total Long Term Debt (2,668,975.13)

Open for Other Liabilities

Total Open for Other Liabilities 0.00

TOTAL LIABILITIES (3,718,998.41)

EQUITY

Contributions

3011-0000 C-Hertz Properties Group Limited (87,843,979.43)

3011-9000 C-Rivka Tabachnik 50,000.00

3013-8300 C-Armar Capital, LLC 4,615,000.00

3015-8300 C-AJK Capital, LLC 1,000,000.00

Total Contributions (82,178,979.43)

Return of Capital

Total Return of Capital 0.00

Distributions

3211-0000 D-Hertz Properties Group Limited 29,122,701.18

3211-9000 D-Rivka Tabachnik (13,665.89)

Database: R52999900001
PROJ: ABHP02
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Properties Group Eliminations

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3213-8300 D-Armar Capital, LLC	(1,659,789.13)
3215-8300 D-AJK Capital, LLC	(13,808.22)
Total Distributions	27,435,437.94
Capital Stock	
Total Capital Stock	0.00
Member Entity Equity	
Total Member Entity Equity	0.00
Open Equity Accounts	
Total Open Equity Accounts	0.00
Retained Earnings	49,160.99
Current Earnings	0.00
TOTAL EQUITY	27,484,598.93
TOTAL LIABILITIES AND EQUITY	(58,413,378.91)
check	0.00

Database: R52999900001
PROJ: ABHP10
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Properties Group LLC

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Dec 2025

Current Assets

Cash

Operating Cash

1010-5000 Operating Account 5 1,586.60
1030-1000 Money Market Account 2 0.90

Total Operating Cash 1,587.50

Restricted Cash

Total Restricted Cash 0.00

Total Cash 1,587.50

Other Current Assets

Rent Receivable

Total Rent Receivable 0.00

Other Receivables

1150-0000 Other Receivables 18,730.66

Total Other Receivables 18,730.66

Prepaid Expense

1165-0000 Prepaid Insurance 164,041.65

Total Prepaid Expense 164,041.65

Intercompany/ Due to/from

1205-0000 Due to/from Inter-Company (141.60)
1215-0000 Due to/from Inter BVI 18,468,865.93

Total Intercompany/ Due to/from 18,468,724.33

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets 18,651,496.64

Total Current Assets 18,653,084.14

Fixed Assets

Depreciable Fixed Assets

Database: R52999900001
PROJ: ABHP10
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Properties Group LLC

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Accrual, IFRS Adjustment

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Total Depreciable Fixed Assets	0.00
Accumulated Depreciation	
Total Accumulated Depreciation	0.00
Net Depreciable Fixed Assets	0.00
Amortizable Fixed Assets	
1675-0000 Goodwill	1,613,507.00
Total Amortizable Fixed Assets	1,613,507.00
Accumulated Amortization	
Total Accumulated Amortization	0.00
Net Amortizable Fixed Assets	1,613,507.00
Net Fixed Assets	1,613,507.00
Other Long Term Assets	
Investments	
1811-0000 HPGLLC Investments	54,694,716.77
Total Investments	54,694,716.77
Loan Receivable	
1832-0000 Loan Receivable - BVI Properties	3,699,931.48
Total Loan Receivable	3,699,931.48
Open Other Loan Term Assets Accounts	
Total Open Other Long Term Assets	0.00
Suspense Accounts	
Total Suspense Accounts	0.00
Total Other Long Term Assets	58,394,648.25
TOTAL ASSETS	78,661,239.39

LIABILITIES

Database: R52999900001
PROJ: ABHP10
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Properties Group LLC

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Current Liabilities

Accounts Payable

2010-0000 Accounts Payable - Control Account 171.50
2020-0000 Accrued Expense 5,170.00

Total Accounts Payable 5,341.50

Prepaid Rents

Total Prepaid Rents 0.00

Tenant Deposits

Total Tenant Deposits 0.00

Total Current Liabilities 5,341.50

Long Term Debt

Mortgage Payable

Total Mortgage Payable 0.00

Other Long Term Debt

2450-0000 Other Loan Payable - Other 336.27

Total Other Long Term Debt 336.27

Total Long Term Debt 336.27

Open for Other Liabilities

Total Open for Other Liabilities 0.00

TOTAL LIABILITIES 5,677.77

EQUITY

Contributions

3011-0000 C-Hertz Properties Group Limited (70,913,891.78)
3011-9000 C-Rivka Tabachnik (45,880.00)
3013-8300 C-Armar Capital, LLC (4,400,307.00)
3015-8300 C-AJK Capital, LLC (917,580.00)

Total Contributions (76,277,658.78)

Return of Capital

Total Return of Capital 0.00

Distributions

Database: R52999900001
PROJ: ABHP10
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Properties Group LLC

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3210-1000 D-Isaac Hertz	(333,333.33)
3210-2000 D-Sarah Hertz	(333,333.33)
3210-3000 D-William Z. Hertz	(333,333.34)
3211-0000 D-Hertz Properties Group Limited	162,070,379.11
Total Distributions	161,070,379.11
Capital Stock	
Total Capital Stock	0.00
Member Entity Equity	
Total Member Entity Equity	0.00
Open Equity Accounts	
3512-0000 Equity in HGROP - Contributions	1,929,612.00
3512-1000 Equity in HGROP - Distributions	(7,500,000.00)
Total Open Equity Accounts	(5,570,388.00)
Retained Earnings	(490,424.65)
Current Earnings	(76,346.06)
TOTAL EQUITY	154,933,220.40
TOTAL LIABILITIES AND EQUITY	78,661,239.39
check	0.00

Database: R52999900001
PROJ: ABHP11
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Jacksonville One Mezzanine Lender

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Dec 2025

Current Assets

Cash

Operating Cash

Total Operating Cash 0.00

Restricted Cash

Total Restricted Cash 0.00

Total Cash 0.00

Other Current Assets

Rent Receivable

Total Rent Receivable 0.00

Other Receivables

Total Other Receivables 0.00

Prepaid Expense

Total Prepaid Expense 0.00

Intercompany/ Due to/from

1215-0000 Due to/from Inter BVI (17,240,443.44)

Total Intercompany/ Due to/from (17,240,443.44)

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets (17,240,443.44)

Total Current Assets (17,240,443.44)

Fixed Assets

Depreciable Fixed Assets

Total Depreciable Fixed Assets 0.00

Accumulated Depreciation

Database: R52999900001
PROJ: ABHP11
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Jacksonville One Mezzanine Lender

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Total Accumulated Depreciation	0.00
Net Depreciable Fixed Assets	0.00
Amortizable Fixed Assets	
Total Amortizable Fixed Assets	0.00
Accumulated Amortization	
Total Accumulated Amortization	0.00
Net Amortizable Fixed Assets	0.00
Net Fixed Assets	0.00
Other Long Term Assets	
Investments	
Total Investments	0.00
Loan Receivable	
Total Loan Receivable	0.00
Open Other Loan Term Assets Accounts	
Total Open Other Long Term Assets	0.00
Suspense Accounts	
Total Suspense Accounts	0.00
Total Other Long Term Assets	0.00
TOTAL ASSETS	(17,240,443.44)
LIABILITIES	
Current Liabilities	
Accounts Payable	
Total Accounts Payable	0.00
Prepaid Rents	

Database: R52999900001
PROJ: ABHP11
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Jacksonville One Mezzanine Lender

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Total Prepaid Rents	0.00
Tenant Deposits	
Total Tenant Deposits	0.00
Total Current Liabilities	0.00
Long Term Debt	
Mortgage Payable	
Total Mortgage Payable	0.00
Other Long Term Debt	
Total Other Long Term Debt	0.00
Total Long Term Debt	0.00
Open for Other Liabilities	
Total Open for Other Liabilities	0.00
TOTAL LIABILITIES	0.00
EQUITY	
Contributions	
3011-0000 C-Hertz Properties Group Limited	(7,962,675.45)
Total Contributions	(7,962,675.45)
Return of Capital	
Total Return of Capital	0.00
Distributions	
3211-0000 D-Hertz Properties Group Limited	(14,416,674.68)
Total Distributions	(14,416,674.68)
Capital Stock	
Total Capital Stock	0.00
Member Entity Equity	
Total Member Entity Equity	0.00
Open Equity Accounts	

Database: R52999900001
PROJ: ABHP11
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Jacksonville One Mezzanine Lender

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Total Open Equity Accounts	<u>0.00</u>
Retained Earnings	5,138,906.69
Current Earnings	0.00
TOTAL EQUITY	<u>(9,277,767.99)</u>
TOTAL LIABILITIES AND EQUITY	<u>(17,240,443.44)</u>
check	0.00

Database: R52999900001
PROJ: BT100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Baltimore 7 St. Paul Street, LLC

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Current Assets

Cash

Operating Cash

1010-1000 4,159.16
1010-5000 Operating Account 5 160.85

Total Operating Cash 4,320.01

Restricted Cash

Total Restricted Cash 0.00

Total Cash 4,320.01

Other Current Assets

Rent Receivable

Total Rent Receivable 0.00

Other Receivables

1137-0000 AR Investor Est Tax Payments 38,927.00

Total Other Receivables 38,927.00

Prepaid Expense

Total Prepaid Expense 0.00

Intercompany/ Due to/from

1205-0000 Due to/from Inter-Company (11,355.37)

Total Intercompany/ Due to/from (11,355.37)

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets 27,571.63

Total Current Assets 31,891.64

Fixed Assets

Depreciable Fixed Assets

Total Depreciable Fixed Assets 0.00

Database: R52999900001
PROJ: BT100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Baltimore 7 St. Paul Street, LLC

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Accumulated Depreciation

Total Accumulated Depreciation 0.00

Net Depreciable Fixed Assets 0.00

Amortizable Fixed Assets

Total Amortizable Fixed Assets 0.00

Accumulated Amortization

Total Accumulated Amortization 0.00

Net Amortizable Fixed Assets 0.00

Net Fixed Assets 0.00

Other Long Term Assets

Investments

Total Investments 0.00

Loan Receivable

Total Loan Receivable 0.00

Open Other Loan Term Assets Accounts

Total Open Other Long Term Assets 0.00

Suspense Accounts

Total Suspense Accounts 0.00

Total Other Long Term Assets 0.00

TOTAL ASSETS 31,891.64

LIABILITIES

Current Liabilities

Accounts Payable

2010-0000 Accounts Payable - Control Account 14,755.98
2125-0000 Flex Plan (125) Payable (1,599.61)

Database: R52999900001
PROJ: BT100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Baltimore 7 St. Paul Street, LLC

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2300-0000 Other Accounts Payable	2,760.76
Total Accounts Payable	15,917.13
Prepaid Rents	
Total Prepaid Rents	0.00
Tenant Deposits	
Total Tenant Deposits	0.00
Total Current Liabilities	15,917.13
Long Term Debt	
Mortgage Payable	
Total Mortgage Payable	0.00
Other Long Term Debt	
Total Other Long Term Debt	0.00
Total Long Term Debt	0.00
Open for Other Liabilities	
Total Open for Other Liabilities	0.00
TOTAL LIABILITIES	15,917.13
EQUITY	
Contributions	
3011-0000 C-Hertz Properties Group Limited	17,124,224.83
Total Contributions	17,124,224.83
Return of Capital	
Total Return of Capital	0.00
Distributions	
3211-0000 D-Hertz Properties Group Limited	(2,402,819.94)
Total Distributions	(2,402,819.94)
Capital Stock	
Total Capital Stock	0.00

Database: R52999900001
PROJ: BT100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Baltimore 7 St. Paul Street, LLC

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Member Entity Equity

Total Member Entity Equity 0.00

Open Equity Accounts

3512-0000 Equity in HGROP - Contributions 5,521.07
3512-1000 Equity in HGROP - Distributions (18,000.00)

Total Open Equity Accounts (12,478.93)

Retained Earnings (14,689,573.14)
Current Earnings (3,378.31)

TOTAL EQUITY (17,108,250.32)

TOTAL LIABILITIES AND EQUITY 31,891.64

check 0.00

Database: R52999900001
PROJ: GR100
Owner: IBBVI

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Hertz Investment Group LLC
Hertz Grand Rapids One, LLC

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Dec 2025

Current Assets

Cash

Operating Cash

1010-1000 Operating Account 2 15,265.44
1010-5000 Operating Account 5 258,457.26

Total Operating Cash 273,722.70

Restricted Cash

Total Restricted Cash 0.00

Total Cash 273,722.70

Other Current Assets

Rent Receivable

Total Rent Receivable 0.00

Other Receivables

Total Other Receivables 0.00

Prepaid Expense

Total Prepaid Expense 0.00

Intercompany/ Due to/from

1205-0000 Due to/from Inter-Company 445.00

Total Intercompany/ Due to/from 445.00

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets 445.00

Total Current Assets 274,167.70

Fixed Assets

Depreciable Fixed Assets

Total Depreciable Fixed Assets 0.00

Database: R52999900001
PROJ: GR100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Grand Rapids One, LLC

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Dec 2025

Accumulated Depreciation

Total Accumulated Depreciation 0.00

Net Depreciable Fixed Assets 0.00

Amortizable Fixed Assets

Total Amortizable Fixed Assets 0.00

Accumulated Amortization

Total Accumulated Amortization 0.00

Net Amortizable Fixed Assets 0.00

Net Fixed Assets 0.00

Other Long Term Assets

Investments

Total Investments 0.00

Loan Receivable

Total Loan Receivable 0.00

Open Other Loan Term Assets Accounts

Total Open Other Long Term Assets 0.00

Suspense Accounts

Total Suspense Accounts 0.00

Total Other Long Term Assets 0.00

TOTAL ASSETS 274,167.70

LIABILITIES

Current Liabilities

Accounts Payable

2010-0000 Accounts Payable - Control Account 5,677.00
2020-0000 Accrued Expense (45,000.00)

Database: R52999900001
PROJ: GR100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Grand Rapids One, LLC

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Accrual, IFRS Adjustment

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Dec 2025

Total Accounts Payable	(39,323.00)
Prepaid Rents	
Total Prepaid Rents	0.00
Tenant Deposits	
Total Tenant Deposits	0.00
Total Current Liabilities	(39,323.00)
Long Term Debt	
Mortgage Payable	
Total Mortgage Payable	0.00
Other Long Term Debt	
Total Other Long Term Debt	0.00
Total Long Term Debt	0.00
Open for Other Liabilities	
Total Open for Other Liabilities	0.00
TOTAL LIABILITIES	(39,323.00)

EQUITY

Contributions

3011-0000 C-Hertz Properties Group Limited	2,415,085.32
3011-1000 C-Goldberger Family Trust dated May 28, 1982	500,000.00
3011-2000 C-Isen Revocable Trust dated January 26, 2000	1,000,000.00
3011-3000 C-David Ipale, Administrator or Aharon Ipale	500,000.00
3011-4000 C-David Ipale	500,000.00
3012-2200 C-Shlomo Ben Laib Trust dated January 1, 2002	125,000.00
3012-6000 C-Survivor's Trust Under the Steel Roven Revocabl	250,000.00
3012-8000 C-Friedman Family Trust dated July 17, 2012	400,000.00
3012-8500 C-David Friedman	1,000,000.00
3013-3000 C-Mandelbaum Living Trust dated October 29, 1995	100,000.00
3013-5500 C-Meir and Sara Levin	250,000.00
3013-6000 C-Sam and Randie Goldberger	100,000.00
3013-6100 C-Mark and Lauren Mintz Living Trust dated May 23	250,000.00
3013-6200 C-Timothy and Gabriela Neufeld	100,000.00
3013-6300 C-Eli Waknine	200,000.00
3013-6350 C-The Ouaknine Family Trust dated February 13, 20	150,000.00
3013-6400 C-Walter Feinblum IRA Rollover	300,000.00
3013-6500 C-Silverman Living Trust dated December 11, 1991	500,000.00

Database: R52999900001
PROJ: GR100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Grand Rapids One, LLC

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Accrual, IFRS Adjustment

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3013-7000 C-The Bennett Black Family Trust dated September	250,000.00
3013-7200 C-Sam and Liora Levy	125,000.00
3013-7300 C-The Shohet Family Trust dated April 26, 2006	125,000.00
3013-7500 C-M&O Chalabi Real Estate, LLC	250,000.00
3013-7700 C-The Michael and Ilanit Fallas Family Trust dated	250,000.00
3013-7800 C-Raphael Eskenazi and Rosary Christine Videc	150,000.00
3013-7900 C-Esther Feinblum IRA Rollover	200,000.00
3013-8100 C-Chlomovitz Family Living Trust dated August 1, 20	150,000.00
3014-4200 C-Trican Developments, Inc.	725,000.00
3015-8600 C-The Glencoe Trust dated March 12, 2018	50,000.00

Total Contributions **10,915,085.32**

Return of Capital

Total Return of Capital **0.00**

Distributions

3210-1000 D-Isaac Hertz	(1,162,415.84)
3210-2000 D-Sarah Hertz	(1,162,415.85)
3210-3000 D-William Z. Hertz	(1,162,416.05)
3210-6000 D-Horwitz Revocable Family Trust dated May 1, 199	(243,421.50)
3210-7000 D-Garber-Forbess Family Trust dated November 16	(27,368.00)
3211-0000 D-Hertz Properties Group Limited	(2,571,987.12)
3211-1000 D-Goldberger Family Trust dated May 28, 1982	(757,584.44)
3211-2000 D-Isen Revocable Trust dated January 26, 2000	(1,820,321.69)
3211-3000 D-David Ipale, Administrator or Aharon Ipale	(755,973.50)
3211-4000 D-David Ipale	(749,069.29)
3211-8000 D-GRD Estates, Ltd.	(19,378.63)
3212-2200 D-Shlomo Ben Laib Trust dated January 1, 2002	(188,765.39)
3212-3000 D-The Queens Trust dated March 31, 2004	(75,464.88)
3212-6000 D-Survivor's Trust Under the Steel Roven Revocabl	(371,800.97)
3212-8000 D-Friedman Family Trust dated July 17, 2012	(596,551.66)
3212-8500 D-David Friedman	(1,497,941.53)
3213-3000 D-Mandelbaum Living Trust dated October 29, 1999	(151,108.96)
3213-5500 D-Meir and Sara Levin	(377,280.43)
3213-6000 D-Sam and Randie Goldberger	(148,913.24)
3213-6100 D-Mark and Lauren Mintz Living Trust dated May 20	(368,927.59)
3213-6200 D-Timothy and Gabriela Neufeld	(150,954.93)
3213-6300 D-Eli Waknine	(295,852.91)
3213-6350 D-The Ouaknine Family Trust dated February 13, 20	(218,811.00)
3213-6400 D-Walter Feinblum IRA Rollover	(451,801.91)
3213-6500 D-Silverman Living Trust dated December 11, 1991	(748,641.99)
3213-7000 D-The Bennett Black Family Trust dated September	(371,910.56)
3213-7200 D-Sam and Liora Levy	(186,573.61)
3213-7300 D-The Shohet Family Trust dated April 26, 2006	(186,847.58)
3213-7500 D-M&O Chalabi Real Estate, LLC	(373,718.78)
3213-7700 D-The Michael and Ilanit Fallas Family Trust dated	(382,071.62)
3213-7800 D-Raphael Eskenazi and Rosary Christine Videc	(226,372.65)
3213-7900 D-Esther Feinblum IRA Rollover	(299,315.91)
3213-8100 D-Chlomovitz Family Living Trust dated August 1, 20	(224,071.28)
3214-4200 D-Trican Developments, Inc.	(1,057,873.44)

Total Distributions **(19,383,924.73)**

Capital Stock

Database: R52999900001
PROJ: GR100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Grand Rapids One, LLC

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Total Capital Stock	<u>0.00</u>
Member Entity Equity	
Total Member Entity Equity	<u>0.00</u>
Open Equity Accounts	
3512-1000 Equity in HGROP - Distributions	(2,342,414.99)
Total Open Equity Accounts	<u>(2,342,414.99)</u>
Retained Earnings	1,198,292.89
Current Earnings	9,926,452.21
TOTAL EQUITY	<u>(10,601,594.62)</u>
TOTAL LIABILITIES AND EQUITY	<u>274,167.70</u>
check	<u>0.00</u>

Database: R52999900001
PROJ: HO110
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Houston Brookhollow LP

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Current Assets

Cash

Operating Cash

1010-1000 Operating Account 2 459,964.53
1010-2000 Operating Account 3 6,979.65

Total Operating Cash 466,944.18

Restricted Cash

1015-1000 Lock Box Account 2 119,357.18

Total Restricted Cash 119,357.18

Total Cash 586,301.36

Other Current Assets

Rent Receivable

Total Rent Receivable 0.00

Other Receivables

1132-0000 AR - Insurance Claim Costs 501,091.93
1132-1000 AR Costs - Insurance Claim Funding (580,381.96)
1140-0000 Utility Deposits 24,639.63
1150-0000 Other Receivables 4,656.79

Total Other Receivables (49,993.61)

Prepaid Expense

1165-0000 Prepaid Insurance 40,902.68

Total Prepaid Expense 40,902.68

Intercompany/ Due to/from

1200-0000 Due to/from Inter-Property (366.97)
1205-0000 Due to/from Inter-Company 40,345.32
1210-0000 Due to/from Seller/Purchaser (60,596.29)
1215-0000 Due to/from Inter BV 9,560,749.87

Total Intercompany/ Due to/from 9,540,131.93

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets 9,531,041.00

Database: R52999900001
PROJ: HO110
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
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Total Current Assets	10,117,342.36
Fixed Assets	
Depreciable Fixed Assets	
Total Depreciable Fixed Assets	0.00
Accumulated Depreciation	
Total Accumulated Depreciation	0.00
Net Depreciable Fixed Assets	0.00
Amortizable Fixed Assets	
Total Amortizable Fixed Assets	0.00
Accumulated Amortization	
Total Accumulated Amortization	0.00
Net Amortizable Fixed Assets	0.00
Net Fixed Assets	0.00
Other Long Term Assets	
Investments	
Total Investments	0.00
Loan Receivable	
Total Loan Receivable	0.00
Open Other Loan Term Assets Accounts	
Total Open Other Long Term Assets	0.00
Suspense Accounts	
Total Suspense Accounts	0.00
Total Other Long Term Assets	0.00
TOTAL ASSETS	10,117,342.36

Database: R52999900001
PROJ: HO110
Owner: IBBVI

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LIABILITIES

Current Liabilities

Accounts Payable

2010-0000 Accounts Payable - Control Account	1,204,313.30
2015-0000 Accounts Payable - PCard Payments	(2,576.35)
2020-0000 Accrued Expense	28,335.79
2110-0000 Medical Insurance Payable	(7,599.60)
2115-0000 Dental Insurance Payable	(543.23)
2120-0000 Life and Accident Insurance Payable	(357.72)
2150-0000 PPP Loans	118,961.00
2300-0000 Other Accounts Payable	58,300.40

Total Accounts Payable **1,398,833.59**

Prepaid Rents

2350-0000 Prepaid Rents	62,225.88
-------------------------	-----------

Total Prepaid Rents **62,225.88**

Tenant Deposits

2380-0000 Tenant Security Deposits	0.54
------------------------------------	------

Total Tenant Deposits **0.54**

Total Current Liabilities **1,461,060.01**

Long Term Debt

Mortgage Payable

Total Mortgage Payable **0.00**

Other Long Term Debt

2450-0000 Other Loan Payable - Other	2,266,435.66
--------------------------------------	--------------

Total Other Long Term Debt **2,266,435.66**

Total Long Term Debt **2,266,435.66**

Open for Other Liabilities

Total Open for Other Liabilities **0.00**

TOTAL LIABILITIES **3,727,495.67**

EQUITY

Contributions

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PROJ: HO110
Owner: IBBVI

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Hertz Investment Group LLC
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3011-0000 C-Hertz Properties Group Limited	41,587,528.72
3011-2000 C-Isen Revocable Trust dated January 26, 2000	1,022,604.43
3015-8400 C-LaMFH III, LLLP	1,022,604.43
Total Contributions	43,632,737.58
Return of Capital	
Total Return of Capital	0.00
Distributions	
3211-0000 D-Hertz Properties Group Limited	(9,685,662.36)
3211-2000 D-Isen Revocable Trust dated January 26, 2000	(83,959.48)
3215-8400 D-LaMFH III, LLLP	(83,947.41)
Total Distributions	(9,853,569.25)
Capital Stock	
Total Capital Stock	0.00
Member Entity Equity	
Total Member Entity Equity	0.00
Open Equity Accounts	
3512-0000 Equity in HGROP - Contributions	339,152.00
3512-1000 Equity in HGROP - Distributions	(464,209.12)
Total Open Equity Accounts	(125,057.12)
Retained Earnings	(27,119,027.96)
Current Earnings	(145,236.56)
TOTAL EQUITY	(37,242,890.89)
TOTAL LIABILITIES AND EQUITY	10,117,342.36
check	0.00

Database: R52999900001
PROJ: JS110
Owner: IBBVI

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Hertz Investment Group LLC
Hertz OJP Holdings, LLC

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Dec 2025

Current Assets

Cash

Operating Cash

1010-1000 Operating Account 2 10,849.71
1010-5000 Operating Account 5 51,586.39

Total Operating Cash 62,436.10

Restricted Cash

Total Restricted Cash 0.00

Total Cash 62,436.10

Other Current Assets

Rent Receivable

Total Rent Receivable 0.00

Other Receivables

Total Other Receivables 0.00

Prepaid Expense

1165-0000 Prepaid Insurance 4,649.76

Total Prepaid Expense 4,649.76

Intercompany/ Due to/from

1205-0000 Due to/from Inter-Company 814.38

Total Intercompany/ Due to/from 814.38

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets 5,464.14

Total Current Assets 67,900.24

Fixed Assets

Depreciable Fixed Assets

Total Depreciable Fixed Assets 0.00

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PROJ: JS110
Owner: IBBVI

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Hertz Investment Group LLC
Hertz OJP Holdings, LLC

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Accumulated Depreciation

Total Accumulated Depreciation 0.00

Net Depreciable Fixed Assets 0.00

Amortizable Fixed Assets

Total Amortizable Fixed Assets 0.00

Accumulated Amortization

Total Accumulated Amortization 0.00

Net Amortizable Fixed Assets 0.00

Net Fixed Assets 0.00

Other Long Term Assets

Investments

Total Investments 0.00

Loan Receivable

Total Loan Receivable 0.00

Open Other Loan Term Assets Accounts

Total Open Other Long Term Assets 0.00

Suspense Accounts

Total Suspense Accounts 0.00

Total Other Long Term Assets 0.00

TOTAL ASSETS 67,900.24

LIABILITIES

Current Liabilities

Accounts Payable

2010-0000 Accounts Payable - Control Account 3,970.14

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Hertz OJP Holdings, LLC

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Total Accounts Payable	3,970.14
Prepaid Rents	
Total Prepaid Rents	0.00
Tenant Deposits	
Total Tenant Deposits	0.00
Total Current Liabilities	3,970.14
Long Term Debt	
Mortgage Payable	
Total Mortgage Payable	0.00
Other Long Term Debt	
Total Other Long Term Debt	0.00
Total Long Term Debt	0.00
Open for Other Liabilities	
Total Open for Other Liabilities	0.00
TOTAL LIABILITIES	3,970.14

EQUITY

Contributions

3011-0000 C-Hertz Properties Group Limited	4,066,609.01
3011-1100 C-Ernie Goldberger Grantor Retained Annuity Trust	250,000.00
3011-1200 C-Regina Goldberger Grantor Retained Annuity Tru	250,000.00
3011-6000 C-Prav Choksi	500,000.00
3012-2200 C-Shlomo Ben Laib Trust dated January 1, 2002	100,000.00
3012-4000 C-Alexander G. Stein, M.D.	300,000.00
3012-5000 C-ANW, LLC	300,000.00
3012-6000 C-Survivor's Trust Under the Steel Roven Revocabl	300,000.00
3012-7000 C-Michael Kest	100,000.00
3012-8000 C-Friedman Family Trust dated July 17, 2012	159,500.00
3012-8500 C-David Friedman	329,500.00
3012-9000 C-James Berkus	100,000.00
3013-1000 C-Rosa Beracha Sacal	357,000.00
3013-3000 C-Mandelbaum Living Trust dated October 29, 1995	51,000.00
3014-4200 C-Trican Developments, Inc.	1,000,000.00
3015-8600 C-The Glencoe Trust dated March 12, 2018	100,000.00

Total Contributions **8,263,609.01**

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PROJ: JS110
Owner: IBBVI

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Hertz OJP Holdings, LLC

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Return of Capital

Total Return of Capital 0.00

Distributions

3210-1000 D-Isaac Hertz	(205,601.81)
3210-2000 D-Sarah Hertz	(205,601.85)
3210-3000 D-William Z. Hertz	(205,601.81)
3211-0000 D-Hertz Properties Group Limited	(1,442,049.85)
3211-1000 D-Goldberger Family Trust dated May 28, 1982	(37,495.64)
3211-1100 D-Ernie Goldberger Grantor Retained Annuity Trust	(130,520.68)
3211-1200 D-Regina Goldberger Grantor Retained Annuity Tru	(130,520.68)
3211-6100 D-Nishith P. Choksi Separate Property Trust dated	(300,176.01)
3212-2200 D-Shlomo Ben Laib Trust dated January 1, 2002	(60,166.20)
3212-3000 D-The Queens Trust dated March 31, 2004	(49,799.41)
3212-4000 D-Alexander G. Stein, M.D.	(180,040.19)
3212-5000 D-ANW, LLC	(179,843.47)
3212-6000 D-Survivor's Trust Under the Steel Roven Revocabl	(179,712.32)
3212-7000 D-Michael Kest	(59,728.84)
3212-8000 D-Friedman Family Trust dated July 17, 2012	(93,814.56)
3212-8500 D-David Friedman	(191,346.94)
3212-9000 D-James Berkus	(59,435.45)
3213-1000 D-Rosa Beracha Sacal	(206,815.69)
3213-3000 D-Mandelbaum Living Trust dated October 29, 1995	(29,286.51)
3214-4200 D-Trican Developments, Inc.	(603,193.62)
3215-8600 D-The Glencoe Trust dated March 12, 2018	(10,257.50)

Total Distributions (4,561,009.03)

Capital Stock

Total Capital Stock 0.00

Member Entity Equity

Total Member Entity Equity 0.00

Open Equity Accounts

3512-0000 Equity in HGROP - Contributions	3,083.99
3512-1000 Equity in HGROP - Distributions	(764,858.99)

Total Open Equity Accounts (761,775.00)

Retained Earnings

Current Earnings (9,365,155.92)
6,488,261.04

TOTAL EQUITY

(8,199,678.91)

TOTAL LIABILITIES AND EQUITY

67,900.24

check

0.00

Database: R52999900001
PROJ: JS140
Owner: IBBVI

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Hertz Investment Group LLC
Hertz Jackson Four, LLC

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Current Assets

Cash

Operating Cash

1010-1000 Operating Account 2	74,416.64
1010-2000 Operating Account 3	1,403.29
1010-5000 Operating Account 5	2,005.45
1030-0000 Money Market Account 1	4,990.00
1050-0000 Petty Cash Account	500.00

Total Operating Cash **83,315.38**

Restricted Cash

1080-0000 Property Tax Impound	32,199.78
--------------------------------	-----------

Total Restricted Cash **32,199.78**

Total Cash **115,515.16**

Other Current Assets

Rent Receivable

1100-0000 Rent Receivable	31,354.63
1100-5000 Other Tenant Receivables	(322.35)

Total Rent Receivable **31,032.28**

Other Receivables

1137-0000 AR Investor Est Tax Payments	(585.00)
1150-0000 Other Receivables	11,800.00
1152-0000 FASB Straight Line Rent Receivable	71,160.54

Total Other Receivables **82,375.54**

Prepaid Expense

1165-0000 Prepaid Insurance	40,452.13
1190-0000 Prepaid Expense	705.62

Total Prepaid Expense **41,157.75**

Intercompany/ Due to/from

1205-0000 Due to/from Inter-Company	76,442.57
-------------------------------------	-----------

Total Intercompany/ Due to/from **76,442.57**

Work in Progress

Total Work in Progress **0.00**

Open Current Asset Accounts

Total Open Current Asset Accounts **0.00**

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Total Other Current Assets **231,008.14**

Total Current Assets **346,523.30**

Fixed Assets

Depreciable Fixed Assets

1610-0000 Land	754,851.92
1620-0000 Building Acquisition	6,852,910.35
1640-0000 Building Improvements	594,056.22
1650-0000 Tenant Improvements - New/Expansion	1,564,128.92
1650-1000 Tenant Improvements - Renewals	297,095.11
1690-0000 Accumulated Appreciation/(Depreciation) of Asset V	(7,551,067.81)

Total Depreciable Fixed Assets **2,511,974.71**

Accumulated Depreciation

Total Accumulated Depreciation **0.00**

Net Depreciable Fixed Assets **2,511,974.71**

Amortizable Fixed Assets

1660-0000 Leasing Commissions - New/Expansion	371,652.28
1660-1000 Leasing Commissions - Renewals	553,807.97
1665-0000 Capitalized Leasing Costs - IFRS Only	141,404.50
1670-0000 Loan Fees - Senior Loan	42,043.45

Total Amortizable Fixed Assets **1,108,908.20**

Accumulated Amortization

1770-0000 Accum Amort-Loan Fees - Senior Loan (42,043.45)

Total Accumulated Amortization **(42,043.45)**

Net Amortizable Fixed Assets **1,066,864.75**

Net Fixed Assets **3,578,839.46**

Other Long Term Assets

Investments

Total Investments **0.00**

Loan Receivable

Total Loan Receivable **0.00**

Open Other Loan Term Assets Accounts

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Total Open Other Long Term Assets **0.00**

Suspense Accounts

Total Suspense Accounts **0.00**

Total Other Long Term Assets **0.00**

TOTAL ASSETS **3,925,362.76**

LIABILITIES

Current Liabilities

Accounts Payable

2010-0000 Accounts Payable - Control Account	141,360.23
2015-0000 Accounts Payable - PCard Payments	4,719.64
2020-0000 Accrued Expense	137,693.59
2100-0000 Salaries Payable	5,233.29
2110-0000 Medical Insurance Payable	(3,714.98)
2115-0000 Dental Insurance Payable	(7.82)
2120-0000 Life and Accident Insurance Payable	669.17
2125-0000 Flex Plan (125) Payable	1,216.56
2210-0000 Property Tax Payable	203,106.20
2225-0000 Withholding Tax Payable	2,931.00
2250-0000 Accrued Mortgage Interest	305,811.61

Total Accounts Payable **799,018.49**

Prepaid Rents

2350-0000 Prepaid Rents 31,597.09

Total Prepaid Rents **31,597.09**

Tenant Deposits

2380-0000 Tenant Security Deposits 10,659.98

Total Tenant Deposits **10,659.98**

Total Current Liabilities **841,275.56**

Long Term Debt

Mortgage Payable

2400-9000 Mortgage Payable Current Sr Loan 7,994,243.67

Total Mortgage Payable **7,994,243.67**

Other Long Term Debt

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PROJ: JS140
Owner: IBBVI

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Hertz Jackson Four, LLC

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Total Other Long Term Debt **0.00**

Total Long Term Debt **7,994,243.67**

Open for Other Liabilities

Total Open for Other Liabilities **0.00**

TOTAL LIABILITIES **8,835,519.23**

EQUITY

Contributions

3011-0000 C-Hertz Properties Group Limited	5,504,874.42
3011-1100 C-Ernie Goldberger Grantor Retained Annuity Trust	150,000.00
3011-1200 C-Regina Goldberger Grantor Retained Annuity Tru	150,000.00
3011-3000 C-David Ipale, Administrator or Aharon Ipale	125,000.00
3011-4000 C-David Ipale	125,000.00
3012-5000 C-ANW, LLC	400,000.00
3012-7000 C-Michael Kest	325,000.00
3012-8000 C-Friedman Family Trust dated July 17, 2012	250,000.00
3012-8500 C-David Friedman	250,000.00
3013-3000 C-Mandelbaum Living Trust dated October 29, 1995	100,000.00
3013-5000 C-Sharon Sholiton	100,000.00
3013-5500 C-Meir and Sara Levin	250,000.00
3013-6000 C-Sam and Randie Goldberger	100,000.00

Total Contributions **7,829,874.42**

Return of Capital

Total Return of Capital **0.00**

Distributions

3210-1000 D-Isaac Hertz	(228,155.28)
3210-2000 D-Sarah Hertz	(228,155.31)
3210-3000 D-William Z. Hertz	(228,155.77)
3210-6000 D-Horwitz Revocable Family Trust dated May 1, 1995	(75,000.00)
3210-7000 D-Garber-Forbess Family Trust dated November 16	(9,702.00)
3211-0000 D-Hertz Properties Group Limited	(8,700,597.32)
3211-1100 D-Ernie Goldberger Grantor Retained Annuity Trust	(124,528.26)
3211-1200 D-Regina Goldberger Grantor Retained Annuity Tru	(124,528.32)
3211-3000 D-David Ipale, Administrator or Aharon Ipale	(105,121.72)
3211-4000 D-David Ipale	(109,861.12)
3212-5000 D-ANW, LLC	(332,426.15)
3212-7000 D-Michael Kest	(270,089.93)
3212-8000 D-Friedman Family Trust dated July 17, 2012	(208,259.55)
3212-8500 D-David Friedman	(208,259.55)
3213-3000 D-Mandelbaum Living Trust dated October 29, 1995	(83,303.57)

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PROJ: JS140
Owner: IBBVI

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Hertz Jackson Four, LLC

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3213-5000 D-Sharon Sholiton	(82,993.09)
3213-5500 D-Meir and Sara Levin	(208,259.55)
3213-6000 D-Sam and Randie Goldberger	(82,996.72)
Total Distributions	(11,410,393.21)
Capital Stock	
Total Capital Stock	0.00
Member Entity Equity	
Total Member Entity Equity	0.00
Open Equity Accounts	
3512-0000 Equity in HGROP - Contributions	19,306.60
3512-1000 Equity in HGROP - Distributions	(2,527,171.38)
Total Open Equity Accounts	(2,507,864.78)
Retained Earnings	2,121,079.38
Current Earnings	(942,852.28)
TOTAL EQUITY	(12,740,030.89)
TOTAL LIABILITIES AND EQUITY	3,925,362.76
check	0.00

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PROJ: JS160
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Hertz Clinton One, LLC

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Current Assets

Cash

Operating Cash

Total Operating Cash 0.00

Restricted Cash

Total Restricted Cash 0.00

Total Cash 0.00

Other Current Assets

Rent Receivable

1100-0000 Rent Receivable 2,402.90

Total Rent Receivable 2,402.90

Other Receivables

1137-0000 AR Investor Est Tax Payments 4,521.00

1150-0000 Other Receivables 32,164.65

Total Other Receivables 36,685.65

Prepaid Expense

1165-0000 Prepaid Insurance 587.32

1190-0000 Prepaid Expense 4,627.76

Total Prepaid Expense 5,215.08

Intercompany/ Due to/from

1205-0000 Due to/from Inter-Company 13,418.22

Total Intercompany/ Due to/from 13,418.22

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets 57,721.85

Total Current Assets 57,721.85

Fixed Assets

Depreciable Fixed Assets

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Total Depreciable Fixed Assets	0.00
Accumulated Depreciation	
Total Accumulated Depreciation	0.00
Net Depreciable Fixed Assets	0.00
Amortizable Fixed Assets	
Total Amortizable Fixed Assets	0.00
Accumulated Amortization	
Total Accumulated Amortization	0.00
Net Amortizable Fixed Assets	0.00
Net Fixed Assets	0.00
Other Long Term Assets	
Investments	
Total Investments	0.00
Loan Receivable	
Total Loan Receivable	0.00
Open Other Loan Term Assets Accounts	
Total Open Other Long Term Assets	0.00
Suspense Accounts	
Total Suspense Accounts	0.00
Total Other Long Term Assets	0.00
TOTAL ASSETS	57,721.85

LIABILITIES

Current Liabilities

Accounts Payable

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2010-0000 Accounts Payable - Control Account	192.00
2015-0000 Accounts Payable - PCard Payments	11,394.46
2110-0000 Medical Insurance Payable	(1,530.57)
2115-0000 Dental Insurance Payable	(664.96)
2120-0000 Life and Accident Insurance Payable	(450.84)
2125-0000 Flex Plan (125) Payable	5,214.57
2150-0000 PPP Loans	55,273.00
2300-0000 Other Accounts Payable	164.73
Total Accounts Payable	69,592.39
Prepaid Rents	
Total Prepaid Rents	0.00
Tenant Deposits	
Total Tenant Deposits	0.00
Total Current Liabilities	69,592.39
Long Term Debt	
Mortgage Payable	
Total Mortgage Payable	0.00
Other Long Term Debt	
2450-0100 Other Loan Payable - Hertz Family	3,430.14
Total Other Long Term Debt	3,430.14
Total Long Term Debt	3,430.14
Open for Other Liabilities	
Total Open for Other Liabilities	0.00
TOTAL LIABILITIES	73,022.53

EQUITY

Contributions

3011-0000 C-Hertz Properties Group Limited	350,000.00
3011-1000 C-Goldberger Family Trust dated May 28, 1982	250,000.00
3011-1100 C-Ernie Goldberger Grantor Retained Annuity Trust	75,000.00
3011-1200 C-Regina Goldberger Grantor Retained Annuity Tru	75,000.00
3011-3000 C-David Ipale, Administrator or Aharon Ipale	100,000.00
3012-1000 C-Israel Sam Gorodistian and Lisa Amster Gorodisti	100,000.00
3012-2200 C-Shlomo Ben Laib Trust dated January 1, 2002	100,000.00
3012-8000 C-Friedman Family Trust dated July 17, 2012	250,000.00
3012-8500 C-David Friedman	250,000.00

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3012-8600 C-Friedman Living Trust dated February 28, 1974	250,000.00
3013-3000 C-Mandelbaum Living Trust dated October 29, 1991	100,000.00
3013-5500 C-Meir and Sara Levin	125,000.00
3013-6100 C-Mark and Lauren Mintz Living Trust dated May 23, 1991	125,000.00
3013-6200 C-Timothy and Gabriela Neufeld	100,000.00
3013-6500 C-Silverman Living Trust dated December 11, 1991	250,000.00
3013-7200 C-Sam and Liora Levy	125,000.00
3013-7500 C-M&O Chalabi Real Estate, LLC	250,000.00
3013-7700 C-The Michael and Ilanit Fallas Family Trust dated July 23, 1991	250,000.00
3013-8400 C-The Aaron and Elisa Cohen Family Trust dated April 2, 1999	250,000.00
3013-8800 C-The Angerman Trust dated March 5, 1991	250,000.00
3013-8900 C-Leah Smolyansky dba L.S. Investments	200,000.00
3013-9000 C-Parver Family Trust dated July 23, 1991	100,000.00
3013-9500 C-Donny and Shana Feldman	100,000.00
3014-1000 C-The Simchon Family Trust dated April 2, 1999	125,000.00
3014-2700 C-7Isreal Defined Benefit Plan	125,000.00
3014-3300 C-Netanel Peled	250,000.00

Total Contributions **4,525,000.00**

Return of Capital

Total Return of Capital **0.00**

Distributions

3210-1000 D-Isaac Hertz	(55,653.43)
3210-2000 D-Sarah Hertz	(55,653.37)
3210-3000 D-William Z. Hertz	(55,653.33)
3210-6000 D-Horwitz Revocable Family Trust dated May 1, 1991	(15,000.00)
3210-7000 D-Garber-Forbess Family Trust dated November 16, 1991	(1,535.49)
3211-0000 D-Hertz Properties Group Limited	(6,603,960.61)
3211-1000 D-Goldberger Family Trust dated May 28, 1982	(99,629.86)
3211-1100 D-Ernie Goldberger Grantor Retained Annuity Trust	(30,382.10)
3211-1200 D-Regina Goldberger Grantor Retained Annuity Trust	(30,382.08)
3211-3000 D-David Ipale, Administrator or Aharon Ipale	(40,421.63)
3212-1000 D-Israel Sam Gorodistian and Lisa Amster Gorodistian	(40,246.29)
3212-2200 D-Shlomo Ben Laib Trust dated January 1, 2002	(40,070.95)
3212-8000 D-Friedman Family Trust dated July 17, 2012	(101,438.07)
3212-8500 D-David Friedman	(101,438.07)
3212-8600 D-Friedman Living Trust dated February 28, 1974	(101,438.07)
3213-3000 D-Mandelbaum Living Trust dated October 29, 1991	(40,465.46)
3213-5500 D-Meir and Sara Levin	(50,705.48)
3213-6100 D-Mark and Lauren Mintz Living Trust dated May 23, 1991	(46,561.81)
3213-6200 D-Timothy and Gabriela Neufeld	(40,575.06)
3213-6500 D-Silverman Living Trust dated December 11, 1991	(101,301.08)
3213-7200 D-Sam and Liora Levy	(50,143.83)
3213-7500 D-M&O Chalabi Real Estate, LLC	(101,465.46)
3213-7700 D-The Michael and Ilanit Fallas Family Trust dated July 23, 1991	(105,554.33)
3213-8400 D-The Aaron and Elisa Cohen Family Trust dated April 2, 1999	(101,465.46)
3213-8800 D-The Angerman Trust dated March 5, 1991	(101,438.07)
3213-8900 D-Leah Smolyansky dba L.S. Investments	(81,150.29)
3213-9000 D-Parver Family Trust dated July 23, 1991	(40,575.05)
3213-9500 D-Donny and Shana Feldman	(40,575.05)

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3214-1000 D-The Simchon Family Trust dated April 2, 1999	(50,732.87)
3214-2700 D-7Isreal Defined Benefit Plan	(50,650.68)
3214-3300 D-Netanel Peled	(100,999.71)
Total Distributions	(8,477,263.04)
Capital Stock	
Total Capital Stock	0.00
Member Entity Equity	
Total Member Entity Equity	0.00
Open Equity Accounts	
3512-0100 Equity in HGROP - Initial Contribution RP	440,000.00
3512-1000 Equity in HGROP - Distributions	(7,727,370.04)
Total Open Equity Accounts	(7,287,370.04)
Retained Earnings	11,224,332.40
Current Earnings	0.00
TOTAL EQUITY	(4,540,300.68)
TOTAL LIABILITIES AND EQUITY	57,721.85
check	0.00

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Current Assets

Cash

Operating Cash

1010-1000 Operating Account 2	550,375.36
1010-2000 Operating Account 3	1,451.22
1010-5000 Operating Account 5	216.10
1030-0000 Money Market Account 1	4,990.00
1050-0000 Petty Cash Account	1,000.00

Total Operating Cash **558,032.68**

Restricted Cash

1080-0000 Property Tax Impound	206,816.99
--------------------------------	------------

Total Restricted Cash **206,816.99**

Total Cash **764,849.67**

Other Current Assets

Rent Receivable

1100-0000 Rent Receivable	17,158.56
---------------------------	-----------

Total Rent Receivable **17,158.56**

Other Receivables

1130-0000 AR - Parking Income 3rd Party Operators	(136,633.91)
1132-0000 AR - Insurance Claim Costs	721,439.19
1132-1000 AR Costs - Insurance Claim Funding	(506,453.30)
1150-0000 Other Receivables	10,189.56
1152-0000 FASB Straight Line Rent Receivable	1,736,094.35

Total Other Receivables **1,824,635.89**

Prepaid Expense

1165-0000 Prepaid Insurance	71,407.86
1190-0000 Prepaid Expense	6,546.36

Total Prepaid Expense **77,954.22**

Intercompany/ Due to/from

1205-0000 Due to/from Inter-Company	25,586.95
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Total Intercompany/ Due to/from **25,586.95**

Work in Progress

Total Work in Progress **0.00**

Open Current Asset Accounts

Total Open Current Asset Accounts **0.00**

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Total Other Current Assets **1,945,335.62**

Total Current Assets **2,710,185.29**

Fixed Assets

Depreciable Fixed Assets

1610-0000 Land	612,097.40
1620-0000 Building Acquisition	5,508,876.57
1640-0000 Building Improvements	1,116,901.04
1650-0000 Tenant Improvements - New/Expansion	5,368,862.38
1650-1000 Tenant Improvements - Renewals	55,748.00
1690-0000 Accumulated Appreciation/(Depreciation) of Asset V	(10,424,657.04)

Total Depreciable Fixed Assets **2,237,828.35**

Accumulated Depreciation

Total Accumulated Depreciation **0.00**

Net Depreciable Fixed Assets **2,237,828.35**

Amortizable Fixed Assets

1660-0000 Leasing Commissions - New/Expansion	1,884,435.80
1660-1000 Leasing Commissions - Renewals	68,030.51
1665-0000 Capitalized Leasing Costs - IFRS Only	173,610.99
1670-0000 Loan Fees - Senior Loan	216,514.51
1670-9000 Loan Fees - Current Loan Fees	21,651.45

Total Amortizable Fixed Assets **2,364,243.26**

Accumulated Amortization

1770-0000 Accum Amort-Loan Fees - Senior Loan (216,514.51)

Total Accumulated Amortization **(216,514.51)**

Net Amortizable Fixed Assets **2,147,728.75**

Net Fixed Assets **4,385,557.10**

Other Long Term Assets

Investments

Total Investments **0.00**

Loan Receivable

Total Loan Receivable **0.00**

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Open Other Loan Term Assets Accounts

Total Open Other Long Term Assets 0.00

Suspense Accounts

Total Suspense Accounts 0.00

Total Other Long Term Assets 0.00

TOTAL ASSETS 7,095,742.39

LIABILITIES

Current Liabilities

Accounts Payable

2010-0000 Accounts Payable - Control Account	77,588.86
2015-0000 Accounts Payable - PCard Payments	4,820.61
2020-0000 Accrued Expense	672,146.93
2100-0000 Salaries Payable	4,849.78
2115-0000 Dental Insurance Payable	107.54
2120-0000 Life and Accident Insurance Payable	257.35
2150-0000 PPP Loans	53,320.00
2210-0000 Property Tax Payable	190,233.68
2250-0000 Accrued Mortgage Interest	20,503.19

Total Accounts Payable 1,023,827.94

Prepaid Rents

2350-0000 Prepaid Rents 247,388.53

Total Prepaid Rents 247,388.53

Tenant Deposits

2380-0000 Tenant Security Deposits 100.00

Total Tenant Deposits 100.00

Total Current Liabilities 1,271,316.47

Long Term Debt

Mortgage Payable

2400-9000 Mortgage Payable Current Sr Loan 5,312,796.83

Total Mortgage Payable 5,312,796.83

Other Long Term Debt

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2450-0000 Other Loan Payable - Other 220,000.00

Total Other Long Term Debt 220,000.00

Total Long Term Debt 5,532,796.83

Open for Other Liabilities

Total Open for Other Liabilities 0.00

TOTAL LIABILITIES 6,804,113.30

EQUITY

Contributions

3011-0000 C-Hertz Properties Group Limited 13,051,604.30

Total Contributions 13,051,604.30

Return of Capital

Total Return of Capital 0.00

Distributions

3210-1000 D-Isaac Hertz (83,465.66)

3210-2000 D-Sarah Hertz (83,465.67)

3210-3000 D-William Z. Hertz (83,465.66)

3211-0000 D-Hertz Properties Group Limited (7,061,686.09)

Total Distributions (7,312,083.08)

Capital Stock

Total Capital Stock 0.00

Member Entity Equity

Total Member Entity Equity 0.00

Open Equity Accounts

3512-0000 Equity in HGR0P - Contributions 41,116.47

3512-1000 Equity in HGR0P - Distributions (72,645.00)

Total Open Equity Accounts (31,528.53)

Retained Earnings (5,582,410.96)

Current Earnings 166,047.36

TOTAL EQUITY (12,759,975.21)

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TOTAL LIABILITIES AND EQUITY

7,095,742.39

check

0.00

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Current Assets

Cash

Operating Cash

Total Operating Cash 0.00

Restricted Cash

Total Restricted Cash 0.00

Total Cash 0.00

Other Current Assets

Rent Receivable

1100-0000 Rent Receivable 6,933.48

Total Rent Receivable 6,933.48

Other Receivables

1150-0000 Other Receivables 29,177.22

Total Other Receivables 29,177.22

Prepaid Expense

Total Prepaid Expense 0.00

Intercompany/ Due to/from

1205-0000 Due to/from Inter-Company (29,215.02)

Total Intercompany/ Due to/from (29,215.02)

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets 6,895.68

Total Current Assets 6,895.68

Fixed Assets

Depreciable Fixed Assets

Total Depreciable Fixed Assets 0.00

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Accumulated Depreciation

Total Accumulated Depreciation 0.00

Net Depreciable Fixed Assets 0.00

Amortizable Fixed Assets

Total Amortizable Fixed Assets 0.00

Accumulated Amortization

Total Accumulated Amortization 0.00

Net Amortizable Fixed Assets 0.00

Net Fixed Assets 0.00

Other Long Term Assets

Investments

Total Investments 0.00

Loan Receivable

Total Loan Receivable 0.00

Open Other Loan Term Assets Accounts

Total Open Other Long Term Assets 0.00

Suspense Accounts

Total Suspense Accounts 0.00

Total Other Long Term Assets 0.00

TOTAL ASSETS 6,895.68

LIABILITIES

Current Liabilities

Accounts Payable

2010-0000 Accounts Payable - Control Account (901.38)

2015-0000 Accounts Payable - PCard Payments (8,873.50)

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2020-0000	Accrued Expense	17,049.85
2115-0000	Dental Insurance Payable	(304.60)
2120-0000	Life and Accident Insurance Payable	(1,055.89)
2150-0000	PPP Loans	131,154.00
	Total Accounts Payable	137,068.48
	Prepaid Rents	
	Total Prepaid Rents	0.00
	Tenant Deposits	
	Total Tenant Deposits	0.00
	Total Current Liabilities	137,068.48
	Long Term Debt	
	Mortgage Payable	
	Total Mortgage Payable	0.00
	Other Long Term Debt	
	Total Other Long Term Debt	0.00
	Total Long Term Debt	0.00
	Open for Other Liabilities	
	Total Open for Other Liabilities	0.00
	TOTAL LIABILITIES	137,068.48

EQUITY

Contributions

3010-8000	C-Mendel Hertz	185,500.00
3011-0000	C-Hertz Properties Group Limited	22,851,050.90
3011-1000	C-Goldberger Family Trust dated May 28, 1982	500,000.00
3011-1100	C-Ernie Goldberger Grantor Retained Annuity Trust	50,000.00
3011-1200	C-Regina Goldberger Grantor Retained Annuity Tru	50,000.00
3011-3000	C-David Ipale, Administrator or Aharon Ipale	100,000.00
3011-4000	C-David Ipale	100,000.00
3012-1000	C-Israel Sam Gorodistian and Lisa Amster Gorodisti	250,000.00
3012-6000	C-Survivor's Trust Under the Steel Roven Revocabl	250,000.00
3012-6500	C-Blanca Roven 2012 Trust dated December 10, 20	250,000.00
3012-8000	C-Friedman Family Trust dated July 17, 2012	1,000,000.00
3012-8500	C-David Friedman	1,000,000.00
3012-8600	C-Friedman Living Trust dated February 28, 1974	3,000,000.00
3013-3000	C-Mandelbaum Living Trust dated October 29, 1995	100,000.00

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3013-5500 C-Meir and Sara Levin	250,000.00
3013-6100 C-Mark and Lauren Mintz Living Trust dated May 23	250,000.00
3013-6200 C-Timothy and Gabriela Neufeld	250,000.00
3013-6300 C-Eli Waknine	150,000.00
3013-6350 C-The Ouaknine Family Trust dated February 13, 20	275,000.00
3013-6500 C-Silverman Living Trust dated December 11, 1991	500,000.00
3013-6600 C-Jason Katz	50,000.00
3013-6700 C-The Katz Family Trust-2003 dated May 21, 2003	100,000.00
3013-6800 C-Ofira Michaelson	50,000.00
3013-7300 C-The Shohet Family Trust dated April 26, 2006	125,000.00
3013-7500 C-M&O Chalabi Real Estate, LLC	250,000.00
3013-7610 C-MSTS Enterprises, LLC	150,000.00
3013-7700 C-The Michael and Ilanit Fallas Family Trust dated	500,000.00
3013-8400 C-The Aaron and Elisa Cohen Family Trust dated A	250,000.00
3013-8800 C-The Angerman Trust dated March 5, 1991	350,000.00
3013-8900 C-Leah Smolyansky dba L.S. Investments	500,000.00
3013-9000 C-Parver Family Trust dated July 23, 1991	200,000.00
3014-0000 C-Amit Ben Shohet	125,000.00
3014-1000 C-The Simchon Family Trust dated April 2, 1999	250,000.00
3014-1300 C-Dalfen Revocable Trust dated November 12, 199	100,000.00
3014-1400 C-Daniel Silverman	50,000.00
3014-2300 C-Albert Levy	100,000.00
3014-2510 C-Provident Trust Co CFBO Leora F. Bell IRA	120,000.00
3014-2520 C-Provident Trust Co CFBO Leora F. Bell Roth IRA	120,000.00
3014-2600 C-Ori Levy	125,000.00
3014-2700 C-7Isreal Defined Benefit Plan	125,000.00
3014-2800 C-Peter Gould	1,000,000.00
3014-3000 C-Alon Abady	250,000.00
3014-3100 C-Michael Haim Revivo	125,000.00
3014-3200 C-Robert Sanders	50,000.00
3014-4200 C-Trican Developments, Inc.	1,000,000.00
3015-0400 C-Waypoint Trust dated October 1, 2015	100,000.00
3015-8600 C-The Glencoe Trust dated March 12, 2018	100,000.00

Total Contributions

37,626,550.90

Return of Capital

Total Return of Capital

0.00

Distributions

3210-1000 D-Isaac Hertz	(178,457.14)
3210-2000 D-Sarah Hertz	(178,457.12)
3210-3000 D-William Z. Hertz	(178,457.12)
3210-8000 D-Mendel Hertz	(62,937.82)
3211-0000 D-Hertz Properties Group Limited	(874,950.15)
3211-1000 D-Goldberger Family Trust dated May 28, 1982	(176,602.70)
3211-1100 D-Ernie Goldberger Grantor Retained Annuity Trust	(17,293.34)
3211-1200 D-Regina Goldberger Grantor Retained Annuity Tru	(17,293.32)
3211-3000 D-David Ipale, Administrator or Aharon Ipale	(34,860.15)
3211-4000 D-David Ipale	(34,640.97)
3212-1000 D-Israel Sam Gorodistian and Lisa Amster Gorodisti	(84,712.41)
3212-2000 D-Table Mountain Trust dated December 31, 2009	(27,462.91)
3212-3000 D-The Queens Trust dated March 31, 2004	(30,673.86)
3212-6000 D-Survivor's Trust Under the Steel Roven Revocabl	(86,438.44)
3212-6500 D-Blanca Roven 2012 Trust dated December 10, 20	(86,438.44)

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3212-8000 D-Friedman Family Trust dated July 17, 2012	(347,835.57)
3212-8500 D-David Friedman	(347,835.57)
3212-8600 D-Friedman Living Trust dated February 28, 1974	(1,043,506.85)
3213-3000 D-Mandelbaum Living Trust dated October 29, 1996	(34,487.54)
3213-5500 D-Meir and Sara Levin	(86,438.44)
3213-6100 D-Mark and Lauren Mintz Living Trust dated May 23, 2011	(86,438.44)
3213-6200 D-Timothy and Gabriela Neufeld	(86,594.02)
3213-6300 D-Eli Waknine	(50,493.21)
3213-6350 D-The Ouaknine Family Trust dated February 13, 2011	(95,405.39)
3213-6500 D-Silverman Living Trust dated December 11, 1991	(173,534.19)
3213-6600 D-Jason Katz	(17,085.10)
3213-6700 D-The Katz Family Trust-2003 dated May 21, 2003	(34,169.73)
3213-6800 D-Ofira Michaelson	(17,085.10)
3213-7300 D-The Shohet Family Trust dated April 26, 2006	(43,137.16)
3213-7500 D-M&O Chalabi Real Estate, LLC	(86,876.80)
3213-7610 D-MSTS Enterprises, LLC	(50,169.90)
3213-7700 D-The Michael and Ilanit Fallas Family Trust dated July 17, 2012	(173,315.03)
3213-8400 D-The Aaron and Elisa Cohen Family Trust dated April 26, 2006	(86,630.22)
3213-8800 D-The Angerman Trust dated March 5, 1991	(121,742.42)
3213-8900 D-Leah Smolyansky dba L.S. Investments	(173,917.41)
3213-9000 D-Parver Family Trust dated July 23, 1991	(68,997.17)
3214-0000 D-Amit Ben Shohet	(20,849.40)
3214-1000 D-The Simchon Family Trust dated April 2, 1999	(86,630.22)
3214-1300 D-Dalfen Revocable Trust dated November 12, 1999	(34,498.50)
3214-1400 D-Daniel Silverman	(17,244.01)
3214-2300 D-Albert Levy	(34,542.34)
3214-2400 D-Nasi Peretz	(22,465.84)
3214-2500 D-Polycomp Trust Co CFBO Leora F. Bell IRA	(73,091.36)
3214-2510 D-Provident Trust Co CFBO Leora F. Bell IRA	(4,839.44)
3214-2520 D-Provident Trust Co CFBO Leora F. Bell Roth IRA	(4,839.44)
3214-2600 D-Ori Levy	(43,397.43)
3214-2700 D-7Isreal Defined Benefit Plan	(43,287.84)
3214-2800 D-Peter Gould	(344,876.67)
3214-3000 D-Alon Abady	(83,671.32)
3214-3100 D-Michael Haim Revivo	(41,835.78)
3214-3200 D-Robert Sanders	(16,931.67)
3214-4200 D-Trican Developments, Inc.	(346,520.50)
3215-0400 D-Waypoint Trust dated October 1, 2015	(7,342.44)
3215-8600 D-The Glencoe Trust dated March 12, 2018	(4,032.86)

Total Distributions **(6,526,268.21)**

Capital Stock

Total Capital Stock **0.00**

Member Entity Equity

Total Member Entity Equity **0.00**

Open Equity Accounts

3512-0100 Equity in HGROP - Initial Contribution RP	109,103.48
3512-1000 Equity in HGROP - Distributions	(787,391.86)

Total Open Equity Accounts **(678,288.38)**

Database: R52999900001
PROJ: JV100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Jacksonville One, LLC

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Accrual, IFRS Adjustment

Report includes an open period. Entries are not final.

Dec 2025

Retained Earnings	(30,552,167.11)
Current Earnings	0.00
	<hr/>
TOTAL EQUITY	(37,756,723.70)
	<hr/>
TOTAL LIABILITIES AND EQUITY	6,895.68
	<hr/> <hr/>
check	0.00

Database: R52999900001
PROJ: LC100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Lake Charles One, LLC

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Dec 2025

Current Assets

Cash

Operating Cash

1010-3000 Operating Account 4	533,140.09
1010-5000 Operating Account 5	2,417.31
1050-0000 Petty Cash Account	500.00

Total Operating Cash **536,057.40**

Restricted Cash

Total Restricted Cash **0.00**

Total Cash **536,057.40**

Other Current Assets

Rent Receivable

1100-0000 Rent Receivable	58,457.02
1100-1000 Allowance for bad debt	(3,875.41)

Total Rent Receivable **54,581.61**

Other Receivables

Total Other Receivables **0.00**

Prepaid Expense

Total Prepaid Expense **0.00**

Intercompany/ Due to/from

1205-0000 Due to/from Inter-Company	(46,230.47)
1215-0000 Due to/from Inter BVI	7,132,458.23

Total Intercompany/ Due to/from **7,086,227.76**

Work in Progress

Total Work in Progress **0.00**

Open Current Asset Accounts

Total Open Current Asset Accounts **0.00**

Total Other Current Assets **7,140,809.37**

Total Current Assets **7,676,866.77**

Fixed Assets

Database: R52999900001
PROJ: LC100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Lake Charles One, LLC

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Depreciable Fixed Assets

Total Depreciable Fixed Assets 0.00

Accumulated Depreciation

Total Accumulated Depreciation 0.00

Net Depreciable Fixed Assets 0.00

Amortizable Fixed Assets

Total Amortizable Fixed Assets 0.00

Accumulated Amortization

Total Accumulated Amortization 0.00

Net Amortizable Fixed Assets 0.00

Net Fixed Assets 0.00

Other Long Term Assets

Investments

Total Investments 0.00

Loan Receivable

Total Loan Receivable 0.00

Open Other Loan Term Assets Accounts

Total Open Other Long Term Assets 0.00

Suspense Accounts

Total Suspense Accounts 0.00

Total Other Long Term Assets 0.00

TOTAL ASSETS 7,676,866.77

LIABILITIES

Current Liabilities

Database: R52999900001
PROJ: LC100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Lake Charles One, LLC

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Dec 2025

Accounts Payable

2015-0000 Accounts Payable - PCard Payments	1,236.54
2020-0000 Accrued Expense	132,775.81
2150-0000 PPP Loans	73,617.00

Total Accounts Payable **207,629.35**

Prepaid Rents

Total Prepaid Rents **0.00**

Tenant Deposits

2380-0000 Tenant Security Deposits	1,720.00
------------------------------------	----------

Total Tenant Deposits **1,720.00**

Total Current Liabilities **209,349.35**

Long Term Debt

Mortgage Payable

Total Mortgage Payable **0.00**

Other Long Term Debt

2450-0000 Other Loan Payable - Other	402,203.20
--------------------------------------	------------

Total Other Long Term Debt **402,203.20**

Total Long Term Debt **402,203.20**

Open for Other Liabilities

Total Open for Other Liabilities **0.00**

TOTAL LIABILITIES **611,552.55**

EQUITY

Contributions

3011-0000 C-Hertz Properties Group Limited	20,255,842.15
--------------------------------------------	---------------

Total Contributions **20,255,842.15**

Return of Capital

Total Return of Capital **0.00**

Distributions

3210-1000 D-Isaac Hertz	(3,243,947.98)
3210-2000 D-Sarah Hertz	(3,243,948.00)

Database: R52999900001
PROJ: LC100
Owner: IBBVI

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Hertz Investment Group LLC
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3210-3000 D-William Z. Hertz	(3,243,947.96)
3211-0000 D-Hertz Properties Group Limited	(105,422,249.51)
Total Distributions	(115,154,093.45)
Capital Stock	
Total Capital Stock	0.00
Member Entity Equity	
Total Member Entity Equity	0.00
Open Equity Accounts	
3512-0000 Equity in HGROP - Contributions	275,208.55
3512-0100 Equity in HGROP - Initial Contribution RP	105,000.00
3512-1000 Equity in HGROP - Distributions	(4,365,010.40)
Total Open Equity Accounts	(3,984,801.85)
Retained Earnings	106,030,672.81
Current Earnings	(82,305.43)
TOTAL EQUITY	(13,190,527.92)
TOTAL LIABILITIES AND EQUITY	7,676,866.78
check	0.01

Database: R52999900001
PROJ: MP120
Owner: IBBVI

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Hertz Investment Group LLC
Hertz Memphis Three, LLC

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Dec 2025

Current Assets

Cash

Operating Cash

1010-2000 Operating Account 3 2,833,545.74
1010-5000 Operating Account 5 447.99

Total Operating Cash 2,833,993.73

Restricted Cash

1015-1000 Lock Box Account 2 69,719.07

Total Restricted Cash 69,719.07

Total Cash 2,903,712.80

Other Current Assets

Rent Receivable

1100-0000 Rent Receivable 312,937.83

Total Rent Receivable 312,937.83

Other Receivables

1150-0000 Other Receivables 125,454.25

Total Other Receivables 125,454.25

Prepaid Expense

1160-0000 Prepaid Taxes 39,654.66
1165-0000 Prepaid Insurance 56,974.42

Total Prepaid Expense 96,629.08

Intercompany/ Due to/from

1200-0000 Due to/from Inter-Property (4,419,521.25)
1205-0000 Due to/from Inter-Company 589,454.49
1210-0000 Due to/from Seller/Purchaser 24,403.53
1218-0000 Intercompany HGR Operating Partnership (200,000.00)

Total Intercompany/ Due to/from (4,005,663.23)

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets (3,470,642.07)

Database: R52999900001
PROJ: MP120
Owner: IBBVI

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Hertz Investment Group LLC
Hertz Memphis Three, LLC

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Total Current Assets	(566,929.27)
Fixed Assets	
Depreciable Fixed Assets	
Total Depreciable Fixed Assets	0.00
Accumulated Depreciation	
Total Accumulated Depreciation	0.00
Net Depreciable Fixed Assets	0.00
Amortizable Fixed Assets	
Total Amortizable Fixed Assets	0.00
Accumulated Amortization	
Total Accumulated Amortization	0.00
Net Amortizable Fixed Assets	0.00
Net Fixed Assets	0.00
Other Long Term Assets	
Investments	
Total Investments	0.00
Loan Receivable	
1830-0000 Loan Receivable - General	60,000.00
Total Loan Receivable	60,000.00
Open Other Loan Term Assets Accounts	
Total Open Other Long Term Assets	0.00
Suspense Accounts	
Total Suspense Accounts	0.00
Total Other Long Term Assets	60,000.00
TOTAL ASSETS	(506,929.27)

Database: R52999900001
PROJ: MP120
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Memphis Three, LLC

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Accrual, IFRS Adjustment

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Dec 2025

LIABILITIES

Current Liabilities

Accounts Payable

2010-0000	Accounts Payable - Control Account	189,028.43
2020-0000	Accrued Expense	52,448.68
2120-0000	Life and Accident Insurance Payable	(294.49)
2150-0000	PPP Loans	44,014.00
2210-0000	Property Tax Payable	123,710.47
2225-0000	Withholding Tax Payable	4,703.00
2300-0000	Other Accounts Payable	268.02
2330-0000	Other Short Term Loan Payable	44,731.98

Total Accounts Payable **458,610.09**

Prepaid Rents

Total Prepaid Rents **0.00**

Tenant Deposits

Total Tenant Deposits **0.00**

Total Current Liabilities **458,610.09**

Long Term Debt

Mortgage Payable

Total Mortgage Payable **0.00**

Other Long Term Debt

Total Other Long Term Debt **0.00**

Total Long Term Debt **0.00**

Open for Other Liabilities

Total Open for Other Liabilities **0.00**

TOTAL LIABILITIES **458,610.09**

EQUITY

Contributions

3011-0000 C-Hertz Properties Group Limited (453,500.78)

Total Contributions **(453,500.78)**

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PROJ: MP120
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Memphis Three, LLC

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Accrual, IFRS Adjustment

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Return of Capital

Total Return of Capital 0.00

Distributions

3210-1000 D-Isaac Hertz (15,528.59)
3210-2000 D-Sarah Hertz (15,528.59)
3210-3000 D-William Z. Hertz (15,528.60)
3211-0000 D-Hertz Properties Group Limited (4,327,895.95)

Total Distributions (4,374,481.73)

Capital Stock

Total Capital Stock 0.00

Member Entity Equity

Total Member Entity Equity 0.00

Open Equity Accounts

3512-1000 Equity in HGROP - Distributions (180,106.00)

Total Open Equity Accounts (180,106.00)

Retained Earnings

Current Earnings 4,953,444.78
(910,895.63)

TOTAL EQUITY (512,038.58)

TOTAL LIABILITIES AND EQUITY (506,929.27)

check 0.00

Database: R52999900001
PROJ: MP130
Owner: IBBVI

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Hertz Investment Group LLC
Hertz Memphis Four, LLC

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Dec 2025

Current Assets

Cash

Operating Cash

1010-1000 Operating Account 2 3,942.34
1010-5000 Operating Account 5 317.58

Total Operating Cash 4,259.92

Restricted Cash

1015-1000 Lock Box Account 2 4,436.42

Total Restricted Cash 4,436.42

Total Cash 8,696.34

Other Current Assets

Rent Receivable

1100-0000 Rent Receivable 600.00

Total Rent Receivable 600.00

Other Receivables

1130-0000 AR - Parking Income 3rd Party Operators (37,289.60)

Total Other Receivables (37,289.60)

Prepaid Expense

1160-0000 Prepaid Taxes 14,462.99
1165-0000 Prepaid Insurance 25,530.18

Total Prepaid Expense 39,993.17

Intercompany/ Due to/from

1200-0000 Due to/from Inter-Property 4,419,531.28
1205-0000 Due to/from Inter-Company (227,958.12)
1210-0000 Due to/from Seller/Purchaser (28,797.28)

Total Intercompany/ Due to/from 4,162,775.88

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets 4,166,079.45

Total Current Assets 4,174,775.79

Database: R52999900001
PROJ: MP130
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Memphis Four, LLC

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Fixed Assets

Depreciable Fixed Assets

Total Depreciable Fixed Assets 0.00

Accumulated Depreciation

Total Accumulated Depreciation 0.00

Net Depreciable Fixed Assets 0.00

Amortizable Fixed Assets

Total Amortizable Fixed Assets 0.00

Accumulated Amortization

Total Accumulated Amortization 0.00

Net Amortizable Fixed Assets 0.00

Net Fixed Assets 0.00

Other Long Term Assets

Investments

Total Investments 0.00

Loan Receivable

1830-0000 Loan Receivable - General 20,000.00

Total Loan Receivable 20,000.00

Open Other Loan Term Assets Accounts

Total Open Other Long Term Assets 0.00

Suspense Accounts

Total Suspense Accounts 0.00

Total Other Long Term Assets 20,000.00

TOTAL ASSETS 4,194,775.79

Database: R52999900001
PROJ: MP130
Owner: IBBVI

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Hertz Investment Group LLC
Hertz Memphis Four, LLC

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LIABILITIES

Current Liabilities

Accounts Payable

2010-0000 Accounts Payable - Control Account	13,854.20
2020-0000 Accrued Expense	7,726.33
2210-0000 Property Tax Payable	40,182.59

Total Accounts Payable 61,763.12

Prepaid Rents

Total Prepaid Rents 0.00

Tenant Deposits

Total Tenant Deposits 0.00

Total Current Liabilities 61,763.12

Long Term Debt

Mortgage Payable

Total Mortgage Payable 0.00

Other Long Term Debt

Total Other Long Term Debt 0.00

Total Long Term Debt 0.00

Open for Other Liabilities

Total Open for Other Liabilities 0.00

TOTAL LIABILITIES 61,763.12

EQUITY

Contributions

3011-0000 C-Hertz Properties Group Limited	12,206,104.20
--------------------------------------------	---------------

Total Contributions 12,206,104.20

Return of Capital

Total Return of Capital 0.00

Distributions

Database: R52999900001
PROJ: MP130
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Memphis Four, LLC

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3210-1000 D-Isaac Hertz	(47,479.91)
3210-2000 D-Sarah Hertz	(47,479.91)
3210-3000 D-William Z. Hertz	(47,479.94)
3211-0000 D-Hertz Properties Group Limited	(3,739,033.21)

Total Distributions **(3,881,472.97)**

Capital Stock

Total Capital Stock **0.00**

Member Entity Equity

Total Member Entity Equity **0.00**

Open Equity Accounts

3512-0000 Equity in HGROP - Contributions	120,000.00
3512-0100 Equity in HGROP - Initial Contribution RP	140,000.00
3512-1000 Equity in HGROP - Distributions	(153,743.56)

Total Open Equity Accounts **106,256.44**

Retained Earnings **(5,068,347.08)**

Current Earnings **770,472.08**

TOTAL EQUITY **(8,073,091.53)**

TOTAL LIABILITIES AND EQUITY **4,194,775.79**

check **0.00**

Database: R52999900001
PROJ: NO110
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz 909 Poydras, LLC

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Current Assets

Cash

Operating Cash

1010-1000 Operating Account 2	58,778.16
1010-5000 Operating Account 5	1,550.52
1030-0000 Money Market Account 1	103,035.68
1050-0000 Petty Cash Account	500.00

Total Operating Cash **163,864.36**

Restricted Cash

1015-1000 Lock Box Account 2	5,000.00
1020-1000 Servicer Account 2	605,664.02
1060-0000 TI/LC Rollover Reserve	431,466.49
1060-1000 Outstanding TI/LC Reserve	67,845.51
1067-0000 Capital Reserve	104,728.70
1068-0000 Replacement Reserve	0.46
1080-0000 Property Tax Impound	983,373.01
1085-0000 Insurance Impound	559,174.32

Total Restricted Cash **2,757,252.51**

Total Cash **2,921,116.87**

Other Current Assets

Rent Receivable

1100-0000 Rent Receivable	269,140.82
1100-1000 Allowance for bad debt	(141,826.00)

Total Rent Receivable **127,314.82**

Other Receivables

1130-0000 AR - Parking Income 3rd Party Operators	69,792.00
1150-0000 Other Receivables	13,825.00
1152-0000 FASB Straight Line Rent Receivable	1,863,156.56

Total Other Receivables **1,946,773.56**

Prepaid Expense

1165-0000 Prepaid Insurance	200,028.01
-----------------------------	------------

Total Prepaid Expense **200,028.01**

Intercompany/ Due to/from

1205-0000 Due to/from Inter-Company	(9,385.58)
1218-0000 Intercompany HGR Operating Partnership	3,568.60

Total Intercompany/ Due to/from **(5,816.98)**

Work in Progress

Database: R52999900001
PROJ: NO110
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz 909 Poydras, LLC

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Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets 2,268,299.41

Total Current Assets 5,189,416.28

Fixed Assets

Depreciable Fixed Assets

1610-0000 Land 3,375,000.00
1620-0000 Building Acquisition 40,315,511.89
1640-0000 Building Improvements 5,274,078.11
1650-0000 Tenant Improvements - New/Expansion 15,720,828.86
1650-1000 Tenant Improvements - Renewals 4,037,192.20
1690-0000 Accumulated Appreciation/(Depreciation) of Asset V (31,757,387.16)

Total Depreciable Fixed Assets 36,965,223.90

Accumulated Depreciation

1740-0000 Accum Depr - Building Improvements 0.09

Total Accumulated Depreciation 0.09

Net Depreciable Fixed Assets 36,965,223.99

Amortizable Fixed Assets

1660-0000 Leasing Commissions - New/Expansion 3,988,558.05
1660-1000 Leasing Commissions - Renewals 2,049,329.60
1665-0000 Capitalized Leasing Costs - IFRS Only 533,731.89
1670-0000 Loan Fees - Senior Loan 658,218.00
1670-9000 Loan Fees - Current Loan Fees 53,369.03

Total Amortizable Fixed Assets 7,283,206.57

Accumulated Amortization

1770-0000 Accum Amort-Loan Fees - Senior Loan (658,218.00)

Total Accumulated Amortization (658,218.00)

Net Amortizable Fixed Assets 6,624,988.57

Net Fixed Assets 43,590,212.56

Other Long Term Assets

Investments

Database: R52999900001
PROJ: NO110
Owner: IBBVI

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Total Investments	0.00
Loan Receivable	
Total Loan Receivable	0.00
Open Other Loan Term Assets Accounts	
Total Open Other Long Term Assets	0.00
Suspense Accounts	
Total Suspense Accounts	0.00
Total Other Long Term Assets	0.00
TOTAL ASSETS	48,779,628.84

LIABILITIES

Current Liabilities

Accounts Payable

2010-0000 Accounts Payable - Control Account	91,067.99
2015-0000 Accounts Payable - PCard Payments	3,297.40
2020-0000 Accrued Expense	178,939.74
2110-0000 Medical Insurance Payable	(118.34)
2115-0000 Dental Insurance Payable	(348.89)
2120-0000 Life and Accident Insurance Payable	944.85
2125-0000 Flex Plan (125) Payable	1,914.26
2150-0000 PPP Loans	105,738.00
2250-0000 Accrued Mortgage Interest	186,376.79

Total Accounts Payable **567,811.80**

Prepaid Rents

2350-0000 Prepaid Rents	162,365.54
-------------------------	------------

Total Prepaid Rents **162,365.54**

Tenant Deposits

2380-0000 Tenant Security Deposits	223,713.17
------------------------------------	------------

Total Tenant Deposits **223,713.17**

Total Current Liabilities **953,890.51**

Long Term Debt

Mortgage Payable

Database: R52999900001
PROJ: NO110
Owner: IBBVI

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Hertz 909 Poydras, LLC

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2400-9000 Mortgage Payable Current Sr Loan	38,318,973.55
2420-9000 Mortgage Payable Current Mezz	3,789,788.58
Total Mortgage Payable	42,108,762.13
Other Long Term Debt	
2450-0100 Other Loan Payable - Hertz Family	(1,247.33)
Total Other Long Term Debt	(1,247.33)
Total Long Term Debt	42,107,514.80
Open for Other Liabilities	
Total Open for Other Liabilities	0.00
TOTAL LIABILITIES	43,061,405.31
EQUITY	
Contributions	
3011-0000 C-Hertz Properties Group Limited	13,550,108.33
Total Contributions	13,550,108.33
Return of Capital	
Total Return of Capital	0.00
Distributions	
3210-1000 D-Isaac Hertz	(1,693,753.07)
3210-2000 D-Sarah Hertz	(1,693,753.08)
3210-3000 D-William Z. Hertz	(1,693,753.03)
3211-0000 D-Hertz Properties Group Limited	(2,910,000.00)
Total Distributions	(7,991,259.18)
Capital Stock	
Total Capital Stock	0.00
Member Entity Equity	
3400-0000 Contr to Member, Distr from LLC	(6,035.00)
3410-0000 Distr from Member, Contr to LLC	6,034.98
Total Member Entity Equity	(0.02)
Open Equity Accounts	
3512-0000 Equity in HGROP - Contributions	300.00
3512-0100 Equity in HGROP - Initial Contribution RP	1,250,934.00
3512-1000 Equity in HGROP - Distributions	(470,500.00)
Total Open Equity Accounts	780,734.00

Database: R52999900001
PROJ: NO110
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz 909 Poydras, LLC

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Accrual, IFRS Adjustment

Report includes an open period. Entries are not final.

Dec 2025

Retained Earnings	(3,392,586.21)
Current Earnings	2,771,226.61
TOTAL EQUITY	(7,831,884.80)
TOTAL LIABILITIES AND EQUITY	48,779,628.84
check	0.00

Database: R52999900001
PROJ: NO140
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
New Orleans I Holdings, LLC

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Accrual, IFRS Adjustment

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Dec 2025

Current Assets

Cash

Operating Cash

1010-1000 Operating Account 2 72,089.71
1010-5000 Operating Account 5 3,485.64

Total Operating Cash 75,575.35

Restricted Cash

Total Restricted Cash 0.00

Total Cash 75,575.35

Other Current Assets

Rent Receivable

Total Rent Receivable 0.00

Other Receivables

Total Other Receivables 0.00

Prepaid Expense

Total Prepaid Expense 0.00

Intercompany/ Due to/from

1218-0000 Intercompany HGR Operating Partnership 3,477.30

Total Intercompany/ Due to/from 3,477.30

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets 3,477.30

Total Current Assets 79,052.65

Fixed Assets

Depreciable Fixed Assets

Total Depreciable Fixed Assets 0.00

Database: R52999900001
PROJ: NO140
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
New Orleans I Holdings, LLC

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Accrual, IFRS Adjustment

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Dec 2025

Accumulated Depreciation

Total Accumulated Depreciation 0.00

Net Depreciable Fixed Assets 0.00

Amortizable Fixed Assets

Total Amortizable Fixed Assets 0.00

Accumulated Amortization

Total Accumulated Amortization 0.00

Net Amortizable Fixed Assets 0.00

Net Fixed Assets 0.00

Other Long Term Assets

Investments

Total Investments 0.00

Loan Receivable

Total Loan Receivable 0.00

Open Other Loan Term Assets Accounts

Total Open Other Long Term Assets 0.00

Suspense Accounts

Total Suspense Accounts 0.00

Total Other Long Term Assets 0.00

TOTAL ASSETS 79,052.65

LIABILITIES

Current Liabilities

Accounts Payable

2010-0000 Accounts Payable - Control Account

(24,067.24)

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PROJ: NO140
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Detailed Balance Sheet
Hertz Investment Group LLC
New Orleans I Holdings, LLC

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Total Accounts Payable	(24,067.24)
Prepaid Rents	
Total Prepaid Rents	0.00
Tenant Deposits	
Total Tenant Deposits	0.00
Total Current Liabilities	(24,067.24)
Long Term Debt	
Mortgage Payable	
Total Mortgage Payable	0.00
Other Long Term Debt	
Total Other Long Term Debt	0.00
Total Long Term Debt	0.00
Open for Other Liabilities	
Total Open for Other Liabilities	0.00
TOTAL LIABILITIES	(24,067.24)

EQUITY

Contributions

3011-0000 C-Hertz Properties Group Limited	4,986,452.52
3011-1000 C-Golberger Family Trust dated May 28, 1982	500,000.00
3011-3000 C-David Ipale, Administrator or Aharon Ipale	200,000.00
3011-4000 C-David Ipale	500,000.00
3012-6000 C-Survivor's Trust Under the Steel Roven Revocabl	500,000.00
3012-6500 C-Blanca Roven 2012 Trust dated December 10, 20	500,000.00
3012-8000 C-Friedman Family Trust dated July 17, 2012	1,000,000.00
3012-8500 C-David Friedman	1,000,000.00
3012-8600 C-Friedman Living Trust dated February 28, 1974	3,000,000.00
3013-0000 C-Susan C. Iida Revocable Trust dated October 24,	100,000.00
3013-3000 C-Mandelbaum Living Trust dated October 29, 199	150,000.00
3013-5500 C-Meir and Sara Levin	250,000.00
3013-6100 C-Mark and Lauren Mintz Living Trust dated May 2	250,000.00
3013-6200 C-Timothy and Gabriela Neufeld	250,000.00
3013-6300 C-Eli Waknine	300,000.00
3013-6350 C-The Ouaknine Family Trust dated February 13, 2	150,000.00
3013-6600 C-Jason Katz	100,000.00
3013-6700 C-The Katz Family Trust-2003 dated May 21, 2003	50,000.00

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PROJ: NO140
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
New Orleans I Holdings, LLC

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Accrual, IFRS Adjustment

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3013-6800 C-Ofira Michaelson	100,000.00
3013-7000 C-The Bennett Black Family Trust dated September	500,000.00
3013-7200 C-Sam and Liora Levy	125,000.00
3013-7500 C-M&O Chalabi Real Estate, LLC	250,000.00
3013-7700 C-The Michael and Ilanit Fallas Family Trust dated .	250,000.00
3013-8400 C-The Aaron and Elisa Cohen Family Trust dated A	250,000.00
3013-8500 C-Dale Cochran Living Trust dated June 29, 2005	250,000.00
3013-8600 C-The Chaimowitz Family Trust dated August 11, 20	250,000.00
3013-8700 C-ERAJ Enterprises, LLC	500,000.00
3013-8800 C-The Angerman Trust dated March 5, 1991	250,000.00
3013-8900 C-Leah Smolyansky dba L.S. Investments	500,000.00
3013-9000 C-Parver Family Trust dated July 23, 1991	300,000.00
3013-9100 C-Shamis/Triphon Investments, LLC	250,000.00
3013-9200 C-Marcos and Monica Lemor	300,000.00
3013-9300 C-Steven M. Simons and Donna R. Simons Revoca	250,000.00
3013-9400 C-Samadi Family Trust of October 6, 2005	250,000.00
3013-9500 C-Donny and Shana Feldman	250,000.00
3013-9600 C-Jacoba Jane Eisen Trust dated December 14, 19	200,000.00
3013-9700 C-George J. So, M.D.	100,000.00
3013-9800 C-Edward and Brenda Parver	100,000.00
3013-9900 C-Sleep Group Properties LLC	100,000.00
3014-2300 C-Albert Levy	150,000.00
3014-4200 C-Trican Developments, Inc.	1,000,000.00
3015-0400 C-Waypoint Trust dated October 1, 2015	200,000.00
3015-8600 C-The Glencoe Trust dated March 12, 2018	200,000.00

Total Contributions

20,661,452.52

Return of Capital

Total Return of Capital

0.00

Distributions

3210-1000 D-Isaac Hertz	(209,750.11)
3210-2000 D-Sarah Hertz	(209,750.11)
3210-3000 D-William Z. Hertz	(209,750.16)
3211-0000 D-Hertz Properties Group Limited	(3,642,637.15)
3211-1000 D-Goldberger Family Trust dated May 28, 1982	(238,246.52)
3211-3000 D-David Ipale, Administrator or Aharon Ipale	(95,298.52)
3211-4000 D-David Ipale	(239,488.82)
3212-2000 D-Table Mountain Trust dated December 31, 2009	(67,813.62)
3212-3000 D-The Queens Trust dated March 31, 2004	(73,556.07)
3212-6000 D-Survivor's Trust Under the Steel Roven Revocabl	(238,027.36)
3212-6500 D-Blanca Roven 2012 Trust dated December 10, 20	(238,027.34)
3212-8000 D-Friedman Family Trust dated July 17, 2012	(474,958.85)
3212-8500 D-David Friedman	(474,958.85)
3212-8600 D-Friedman Living Trust dated February 28, 1974	(1,424,876.71)
3213-0000 D-Susan C. Iida Revocable Trust dated October 24,	(42,476.56)
3213-3000 D-Mandelbaum Living Trust dated October 29, 199	(71,243.89)
3213-5500 D-Meir and Sara Levin	(118,739.84)
3213-6100 D-Mark and Lauren Mintz Living Trust dated May 2	(118,739.84)
3213-6200 D-Timothy and Gabriela Neufeld	(119,232.98)
3213-6300 D-Eli Waknine	(131,528.85)
3213-6350 D-The Ouaknine Family Trust dated February 13, 2	(70,816.49)
3213-6600 D-Jason Katz	(47,320.38)
3213-6700 D-The Katz Family Trust-2003 dated May 21, 2003	(23,660.50)

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PROJ: NO140
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
New Orleans I Holdings, LLC

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3213-6800 D-Ofira Michaelson	(47,320.39)
3213-7000 D-The Bennett Black Family Trust dated September	(235,890.35)
3213-7200 D-Sam and Liora Levy	(58,931.73)
3213-7500 D-M&O Chalabi Real Estate, LLC	(118,685.05)
3213-7700 D-The Michael and Ilanit Fallas Family Trust dated .	(118,465.87)
3213-8400 D-The Aaron and Elisa Cohen Family Trust dated A	(118,630.25)
3213-8500 D-Dale Cochran Living Trust dated June 29, 2005	(118,411.07)
3213-8600 D-The Chaimowitz Family Trust dated August 11, 20	(118,739.84)
3213-8700 D-ERAJ Enterprises, LLC	(237,369.81)
3213-8800 D-The Angerman Trust dated March 5, 1991	(118,739.84)
3213-8900 D-Leah Smolyansky dba L.S. Investments	(237,479.39)
3213-9000 D-Parver Family Trust dated July 23, 1991	(142,816.55)
3213-9100 D-Shamis/Triphon Investments, LLC	(118,465.87)
3213-9200 D-Marcos and Monica Lemor	(142,093.26)
3213-9300 D-Steven M. Simons and Donna R. Simons Revoca	(118,082.31)
3213-9400 D-Samadi Family Trust of October 6, 2005	(119,479.57)
3213-9500 D-Donny and Shana Feldman	(118,739.84)
3213-9600 D-Jacoba Jane Eisen Trust dated December 14, 19	(95,210.99)
3213-9700 D-George J. So, M.D.	(47,649.15)
3213-9800 D-Edward and Brenda Parver	(47,495.72)
3213-9900 D-Sleep Group Properties LLC	(46,597.09)
3214-2300 D-Albert Levy	(63,386.35)
3214-4200 D-Trican Developments, Inc.	(479,342.41)
3215-0400 D-Waypoint Trust dated October 1, 2015	(27,134.22)
3215-8600 D-The Glencoe Trust dated March 12, 2018	(21,830.12)

Total Distributions (11,697,886.56)

Capital Stock

Total Capital Stock 0.00

Member Entity Equity

Total Member Entity Equity 0.00

Open Equity Accounts

3512-0000 Equity in HGROP - Contributions	1,495,218.00
3512-0100 Equity in HGROP - Initial Contribution RP	601,866.00
3512-1000 Equity in HGROP - Distributions	(3,321,030.83)

Total Open Equity Accounts (1,223,946.83)

Retained Earnings (7,723,339.95)

Current Earnings 86,840.71

TOTAL EQUITY (20,558,332.63)

TOTAL LIABILITIES AND EQUITY 79,052.65

check 0.00

Database: R52999900001
PROJ: PB100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Gateway Center, LP

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Dec 2025

Current Assets

Cash

Operating Cash

1010-0000 Operating Account 1 3.49
1010-5000 Operating Account 5 (6.00)

Total Operating Cash (2.51)

Restricted Cash

Total Restricted Cash 0.00

Total Cash (2.51)

Other Current Assets

Rent Receivable

Total Rent Receivable 0.00

Other Receivables

Total Other Receivables 0.00

Prepaid Expense

Total Prepaid Expense 0.00

Intercompany/ Due to/from

1205-0000 Due to/from Inter-Company (228.00)

Total Intercompany/ Due to/from (228.00)

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets (228.00)

Total Current Assets (230.51)

Fixed Assets

Depreciable Fixed Assets

Total Depreciable Fixed Assets 0.00

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PROJ: PB100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Gateway Center, LP

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Dec 2025

Accumulated Depreciation

Total Accumulated Depreciation 0.00

Net Depreciable Fixed Assets 0.00

Amortizable Fixed Assets

Total Amortizable Fixed Assets 0.00

Accumulated Amortization

Total Accumulated Amortization 0.00

Net Amortizable Fixed Assets 0.00

Net Fixed Assets 0.00

Other Long Term Assets

Investments

Total Investments 0.00

Loan Receivable

Total Loan Receivable 0.00

Open Other Loan Term Assets Accounts

Total Open Other Long Term Assets 0.00

Suspense Accounts

Total Suspense Accounts 0.00

Total Other Long Term Assets 0.00

TOTAL ASSETS (230.51)

LIABILITIES

Current Liabilities

Accounts Payable

2010-0000 Accounts Payable - Control Account 2,131.00

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PROJ: PB100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Gateway Center, LP

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Total Accounts Payable	2,131.00
Prepaid Rents	
Total Prepaid Rents	0.00
Tenant Deposits	
Total Tenant Deposits	0.00
Total Current Liabilities	2,131.00
Long Term Debt	
Mortgage Payable	
Total Mortgage Payable	0.00
Other Long Term Debt	
Total Other Long Term Debt	0.00
Total Long Term Debt	0.00
Open for Other Liabilities	
Total Open for Other Liabilities	0.00
TOTAL LIABILITIES	2,131.00

EQUITY

Contributions

3010-6000 C-Horwitz Revocable Family Trust dated May 1, 199	18,000.00
3010-7000 C-Garber-Forbess Family Trust dated November 16	12,000.00
3011-0000 C-Hertz Properties Group Limited	51,530,498.25
3011-1000 C-Goldberger Family Trust dated May 28, 1982	1,000,000.00
3011-2000 C-Isen Revocable Trust dated January 26, 2000	1,342,691.18
3011-3000 C-David Ipale, Administrator or Aharon Ipale	500,000.00
3011-4000 C-David Ipale	499,975.00

Total Contributions **54,903,164.43**

Return of Capital

Total Return of Capital **0.00**

Distributions

3210-0000 D-Hertz	(49,232,741.97)
3210-1000 D-Isaac Hertz	(409,577.28)
3210-1100 D-Isaac and Elka Hertz 2012 Irrevocable Trust date	(1,191,020.00)

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PROJ: PB100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Gateway Center, LP

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3210-2000 D-Sarah Hertz	(430,656.98)
3210-2100 D-Yisroel and Sarah Gordon 2012 Irrevocable Trust	(1,169,940.00)
3210-3000 D-William Z. Hertz	(409,577.11)
3210-3100 D-William and Olivia Hertz 2012 Irrevocable Trust d:	(1,191,020.00)
3210-6000 D-Horwitz Revocable Family Trust dated May 1, 199	(1,473,011.08)
3210-7000 D-Garber-Forbess Family Trust dated November 16	(874,071.52)
3211-0000 D-Hertz Properties Group Limited	(1,455,829.84)
3211-1000 D-Goldberger Family Trust dated May 28, 1982	(2,463,167.36)
3211-2000 D-Isen Revocable Trust dated January 26, 2000	(6,182,465.89)
3211-3000 D-David Ipale, Administrator or Aharon Ipale	(1,258,907.58)
3211-4000 D-David Ipale	(1,238,401.77)
3214-1600 D-DO NOT USE	(105,101.10)
Total Distributions	(69,085,489.48)
Capital Stock	
Total Capital Stock	0.00
Member Entity Equity	
3410-0000 Distr from Member, Contr to LLC	(6,287.67)
Total Member Entity Equity	(6,287.67)
Open Equity Accounts	
3512-0000 Equity in HGROP - Contributions	10,207,164.82
3512-0100 Equity in HGROP - Initial Contribution RP	268,125.00
3512-1000 Equity in HGROP - Distributions	(146,661.00)
Total Open Equity Accounts	10,328,628.82
Retained Earnings	3,860,375.30
Current Earnings	(2,752.91)
TOTAL EQUITY	(54,905,525.94)
TOTAL LIABILITIES AND EQUITY	(230.51)
check	0.00

Database: R52999900001
PROJ: RI100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Richmond Holdings, LLC

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Dec 2025

Current Assets

Cash

Operating Cash

1010-1000 Operating Account 2 110,746.49

Total Operating Cash 110,746.49

Restricted Cash

Total Restricted Cash 0.00

Total Cash 110,746.49

Other Current Assets

Rent Receivable

Total Rent Receivable 0.00

Other Receivables

1137-0000 AR Investor Est Tax Payments 7,074.35

Total Other Receivables 7,074.35

Prepaid Expense

Total Prepaid Expense 0.00

Intercompany/ Due to/from

1205-0000 Due to/from Inter-Company (3,128.71)

1210-0000 Due to/from Seller/Purchaser 0.01

Total Intercompany/ Due to/from (3,128.70)

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets 3,945.65

Total Current Assets 114,692.14

Fixed Assets

Depreciable Fixed Assets

Total Depreciable Fixed Assets 0.00

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PROJ: RI100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Richmond Holdings, LLC

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Dec 2025

Accumulated Depreciation

Total Accumulated Depreciation 0.00

Net Depreciable Fixed Assets 0.00

Amortizable Fixed Assets

Total Amortizable Fixed Assets 0.00

Accumulated Amortization

Total Accumulated Amortization 0.00

Net Amortizable Fixed Assets 0.00

Net Fixed Assets 0.00

Other Long Term Assets

Investments

Total Investments 0.00

Loan Receivable

Total Loan Receivable 0.00

Open Other Loan Term Assets Accounts

Total Open Other Long Term Assets 0.00

Suspense Accounts

Total Suspense Accounts 0.00

Total Other Long Term Assets 0.00

TOTAL ASSETS 114,692.14

LIABILITIES

Current Liabilities

Accounts Payable

2015-0000 Accounts Payable - PCard Payments 37.60
2120-0000 Life and Accident Insurance Payable (508.52)

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PROJ: RI100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Richmond Holdings, LLC

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2150-0000 PPP Loans	61,721.00
2300-0000 Other Accounts Payable	74,872.48
2332-0000 Accounts Receivable Clearing (Control Account)	1,506.37

Total Accounts Payable **137,628.93**

Prepaid Rents

Total Prepaid Rents **0.00**

Tenant Deposits

Total Tenant Deposits **0.00**

Total Current Liabilities **137,628.93**

Long Term Debt

Mortgage Payable

Total Mortgage Payable **0.00**

Other Long Term Debt

Total Other Long Term Debt **0.00**

Total Long Term Debt **0.00**

Open for Other Liabilities

Total Open for Other Liabilities **0.00**

TOTAL LIABILITIES **137,628.93**

EQUITY

Contributions

3011-0000 C-Hertz Properties Group Limited	2,727,762.66
3011-1100 C-Ernie Goldberger Grantor Retained Annuity Trust	500,000.00
3011-1200 C-Regina Goldberger Grantor Retained Annuity Tru	500,000.00
3011-6100 C-Nishith P. Choksi Separate Property Trust dated 6	500,000.00
3012-1000 C-Israel Sam Gorodistian and Lisa Amster Gorodisti	250,000.00
3012-4000 C-Alexander G. Stein, M.D.	350,000.00
3012-5000 C-ANW, LLC	350,000.00
3012-6000 C-Survivor's Trust Under the Steel Roven Revocabl	350,000.00
3012-7000 C-Michael Kest	200,000.00
3012-8000 C-Friedman Family Trust dated July 17, 2012	242,000.00
3012-8500 C-David Friedman	362,000.00
3012-9000 C-James Berkus	200,000.00
3013-1000 C-Rosa Beracha Sacal	252,000.00
3013-3000 C-Mandelbaum Living Trust dated October 29, 1995	36,000.00

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PROJ: RI100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Richmond Holdings, LLC

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3014-4200 C-Trican Developments, Inc.	1,000,000.00
3015-0400 C-Waypoint Trust dated October 1, 2015	200,000.00
3015-8600 C-The Glencoe Trust dated March 12, 2018	100,000.00

Total Contributions **8,119,762.66**

Return of Capital

Total Return of Capital **0.00**

Distributions

3210-1000 D-Isaac Hertz	(299,924.02)
3210-2000 D-Sarah Hertz	(299,924.07)
3210-3000 D-William Z. Hertz	(299,924.15)
3210-6000 D-Horwitz Revocable Family Trust dated May 1, 1995	(25,000.00)
3210-7000 D-Garber-Forbess Family Trust dated November 16, 2004	(3,000.00)
3211-0000 D-Hertz Properties Group Limited	(10,485,329.30)
3211-1100 D-Ernie Goldberger Grantor Retained Annuity Trust	(317,891.81)
3211-1200 D-Regina Goldberger Grantor Retained Annuity Trust	(317,891.82)
3211-6100 D-Nishith P. Choksi Separate Property Trust dated March 12, 2018	(320,501.47)
3212-1000 D-Israel Sam Gorodistian and Lisa Amster Gorodistian	(158,174.81)
3212-2000 D-Table Mountain Trust dated December 31, 2009	(100,355.28)
3212-3000 D-The Queens Trust dated March 31, 2004	(53,682.44)
3212-4000 D-Alexander G. Stein, M.D.	(223,628.24)
3212-5000 D-ANW, LLC	(223,616.87)
3212-6000 D-Survivor's Trust Under the Steel Roven Revocable Trust	(223,225.23)
3212-7000 D-Michael Kest	(127,190.35)
3212-8000 D-Friedman Family Trust dated July 17, 2012	(152,649.83)
3212-8500 D-David Friedman	(226,044.68)
3212-9000 D-James Berkus	(126,574.17)
3213-1000 D-Rosa Beracha Sacal	(155,028.14)
3213-3000 D-Mandelbaum Living Trust dated October 29, 1995	(22,022.65)
3214-4200 D-Trican Developments, Inc.	(650,230.93)
3215-0400 D-Waypoint Trust dated October 1, 2015	(27,134.22)
3215-8600 D-The Glencoe Trust dated March 12, 2018	(10,257.50)

Total Distributions **(14,849,201.98)**

Capital Stock

Total Capital Stock **0.00**

Member Entity Equity

Total Member Entity Equity **0.00**

Open Equity Accounts

3512-0100 Equity in HGROP - Initial Contribution RP	1,696,935.00
3512-1000 Equity in HGROP - Distributions	(8,894,836.90)

Total Open Equity Accounts **(7,197,901.90)**

Retained Earnings **13,904,404.43**

Current Earnings **0.00**

Database: R52999900001
PROJ: RI100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Richmond Holdings, LLC

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Accrual, IFRS Adjustment

Report includes an open period. Entries are not final.

Dec 2025

TOTAL EQUITY

(8,142,699.45)

TOTAL LIABILITIES AND EQUITY

114,692.14

check

0.00

Database: R52999900001
PROJ: SL110
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz 10 South Broadway, LLC

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Accrual, IFRS Adjustment

Report includes an open period. Entries are not final.

Dec 2025

Current Assets

Cash

Operating Cash

1010-1000 Operating Account 2 20,770.65

Total Operating Cash 20,770.65

Restricted Cash

Total Restricted Cash 0.00

Total Cash 20,770.65

Other Current Assets

Rent Receivable

Total Rent Receivable 0.00

Other Receivables

Total Other Receivables 0.00

Prepaid Expense

Total Prepaid Expense 0.00

Intercompany/ Due to/from

1205-0000 Due to/from Inter-Company (112.00)

Total Intercompany/ Due to/from (112.00)

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets (112.00)

Total Current Assets 20,658.65

Fixed Assets

Depreciable Fixed Assets

Total Depreciable Fixed Assets 0.00

Accumulated Depreciation

Database: R52999900001
PROJ: SL110
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz 10 South Broadway, LLC

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Total Accumulated Depreciation	<u>0.00</u>
Net Depreciable Fixed Assets	<u>0.00</u>
Amortizable Fixed Assets	
Total Amortizable Fixed Assets	<u>0.00</u>
Accumulated Amortization	
Total Accumulated Amortization	<u>0.00</u>
Net Amortizable Fixed Assets	<u>0.00</u>
Net Fixed Assets	<u>0.00</u>
Other Long Term Assets	
Investments	
Total Investments	<u>0.00</u>
Loan Receivable	
Total Loan Receivable	<u>0.00</u>
Open Other Loan Term Assets Accounts	
Total Open Other Long Term Assets	<u>0.00</u>
Suspense Accounts	
Total Suspense Accounts	<u>0.00</u>
Total Other Long Term Assets	<u>0.00</u>
TOTAL ASSETS	<u><u>20,658.65</u></u>
LIABILITIES	
Current Liabilities	
Accounts Payable	
2010-0000 Accounts Payable - Control Account	<u>59,679.80</u>
Total Accounts Payable	<u>59,679.80</u>

Database: R52999900001
PROJ: SL110
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz 10 South Broadway, LLC

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Prepaid Rents

Total Prepaid Rents 0.00

Tenant Deposits

Total Tenant Deposits 0.00

Total Current Liabilities 59,679.80

Long Term Debt

Mortgage Payable

Total Mortgage Payable 0.00

Other Long Term Debt

Total Other Long Term Debt 0.00

Total Long Term Debt 0.00

Open for Other Liabilities

Total Open for Other Liabilities 0.00

TOTAL LIABILITIES 59,679.80

EQUITY

Contributions

3011-0000 C-Hertz Properties Group Limited	24,165,623.85
3011-1000 C-Goldberger Family Trust dated May 28, 1982	200,000.00
3011-5000 C-Noam B. Katz, Administrator	1,000,000.00
3012-2200 C-Shlomo Ben Laib Trust dated January 1, 2002	100,000.00
3013-6200 C-Timothy and Gabriela Neufeld	100,000.00
3013-6300 C-Eli Waknine	100,000.00
3013-6350 C-The Ouaknine Family Trust dated February 13, 2002	300,000.00
3013-7000 C-The Bennett Black Family Trust dated September 1, 2002	250,000.00
3013-7200 C-Sam and Liora Levy	125,000.00
3013-7500 C-M&O Chalabi Real Estate, LLC	250,000.00
3013-8400 C-The Aaron and Elisa Cohen Family Trust dated April 1, 2002	250,000.00
3013-9400 C-Samadi Family Trust of October 6, 2005	125,000.00
3014-0000 C-Amit Ben Shoheit	450,000.00
3014-1000 C-The Simchon Family Trust dated April 2, 1999	500,000.00
3014-1200 C-Leora F. Bell	250,000.00
3014-1300 C-Dalfen Revocable Trust dated November 12, 1999	150,000.00
3014-1400 C-Daniel Silverman	50,000.00

Total Contributions 28,365,623.85

Database: R52999900001
PROJ: SL110
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz 10 South Broadway, LLC

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Accrual, IFRS Adjustment

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Dec 2025

Return of Capital

Total Return of Capital 0.00

Distributions

3210-1000 D-Isaac Hertz	(74,702.23)
3210-2000 D-Sarah Hertz	(74,702.23)
3210-3000 D-William Z. Hertz	(74,702.42)
3211-0000 D-Hertz Properties Group Limited	(1,482,916.72)
3211-1000 D-Goldberger Family Trust dated May 28, 1982	(92,843.76)
3211-5000 D-Noam B. Katz, Administrator	(391,134.53)
3212-2200 D-Shlomo Ben Laib Trust dated January 1, 2002	(45,282.07)
3213-6200 D-Timothy and Gabriela Neufeld	(46,443.71)
3213-6300 D-Eli Waknine	(46,224.53)
3213-6350 D-The Quaknine Family Trust dated February 13, 2002	(139,134.32)
3213-7000 D-The Bennett Black Family Trust dated September 1, 2002	(116,767.21)
3213-7200 D-Sam and Liora Levy	(58,246.74)
3213-7500 D-M&O Chalabi Real Estate, LLC	(116,000.09)
3213-8400 D-The Aaron and Elisa Cohen Family Trust dated August 1, 2002	(118,137.08)
3213-9400 D-Samadi Family Trust of October 6, 2005	(58,712.50)
3214-0000 D-Amit Ben Shohet	(211,758.69)
3214-1000 D-The Simchon Family Trust dated April 2, 1999	(229,808.18)
3214-1200 D-Leora F. Bell	(114,137.07)
3214-1300 D-Dalfen Revocable Trust dated November 12, 1999	(68,351.02)
3214-1400 D-Daniel Silverman	(22,783.72)

Total Distributions (3,582,788.82)

Capital Stock

Total Capital Stock 0.00

Member Entity Equity

Total Member Entity Equity 0.00

Open Equity Accounts

3512-0000 Equity in HGROP - Contributions	721,991.99
3512-0100 Equity in HGROP - Initial Contribution RP	18,584.60
3512-1000 Equity in HGROP - Distributions	(21,041.10)

Total Open Equity Accounts 719,535.49

Retained Earnings (25,538,861.37)

Current Earnings (2,530.30)

TOTAL EQUITY (28,404,645.00)

TOTAL LIABILITIES AND EQUITY 20,658.65

check 0.00

Database: R52999900001
PROJ: WR100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Worcester Chestnut Place, LLC

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Accrual, IFRS Adjustment

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Dec 2025

Current Assets

Cash

Operating Cash

1010-1000 Operating Account 2 480,599.94

Total Operating Cash 480,599.94

Restricted Cash

Total Restricted Cash 0.00

Total Cash 480,599.94

Other Current Assets

Rent Receivable

1100-0000 Rent Receivable 4,635.42

Total Rent Receivable 4,635.42

Other Receivables

1137-0000 AR Investor Est Tax Payments 2,915.00

1150-0000 Other Receivables 4,673.82

Total Other Receivables 7,588.82

Prepaid Expense

1165-0000 Prepaid Insurance 17,231.60

Total Prepaid Expense 17,231.60

Intercompany/ Due to/from

1205-0000 Due to/from Inter-Company (0.01)

Total Intercompany/ Due to/from (0.01)

Work in Progress

Total Work in Progress 0.00

Open Current Asset Accounts

Total Open Current Asset Accounts 0.00

Total Other Current Assets 29,455.83

Total Current Assets 510,055.77

Fixed Assets

Depreciable Fixed Assets

Database: R52999900001
PROJ: WR100
Owner: IBBVI

Detailed Balance Sheet
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Hertz Worcester Chestnut Place, LLC

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Accrual, IFRS Adjustment

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Dec 2025

Total Depreciable Fixed Assets 0.00

Accumulated Depreciation

Total Accumulated Depreciation 0.00

Net Depreciable Fixed Assets 0.00

Amortizable Fixed Assets

Total Amortizable Fixed Assets 0.00

Accumulated Amortization

Total Accumulated Amortization 0.00

Net Amortizable Fixed Assets 0.00

Net Fixed Assets 0.00

Other Long Term Assets

Investments

Total Investments 0.00

Loan Receivable

Total Loan Receivable 0.00

Open Other Loan Term Assets Accounts

Total Open Other Long Term Assets 0.00

Suspense Accounts

Total Suspense Accounts 0.00

Total Other Long Term Assets 0.00

TOTAL ASSETS 510,055.77

LIABILITIES

Current Liabilities

Accounts Payable

Database: R52999900001
PROJ: WR100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Worcester Chestnut Place, LLC

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Accrual, IFRS Adjustment

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Dec 2025

2150-0000 PPP Loans 41,866.00

Total Accounts Payable 41,866.00

Prepaid Rents

2350-0000 Prepaid Rents 5.09

Total Prepaid Rents 5.09

Tenant Deposits

Total Tenant Deposits 0.00

Total Current Liabilities 41,871.09

Long Term Debt

Mortgage Payable

Total Mortgage Payable 0.00

Other Long Term Debt

Total Other Long Term Debt 0.00

Total Long Term Debt 0.00

Open for Other Liabilities

Total Open for Other Liabilities 0.00

TOTAL LIABILITIES 41,871.09

EQUITY

Contributions

3011-0000 C-Hertz Properties Group Limited 540,000.00

3011-1000 C-Goldberger Family Trust dated May 28, 1982 250,000.00

3012-2200 C-Shlomo Ben Laib Trust dated January 1, 2002 150,000.00

3012-6000 C-Survivor's Trust Under the Steel Roven Revocabl 250,000.00

3012-8000 C-Friedman Family Trust dated July 17, 2012 300,000.00

3012-8500 C-David Friedman 300,000.00

3012-8600 C-Friedman Living Trust dated February 28, 1974 300,000.00

3013-5500 C-Meir and Sara Levin 150,000.00

3013-6100 C-Mark and Lauren Mintz Living Trust dated May 23 150,000.00

3013-6350 C-The Ouaknine Family Trust dated February 13, 200 125,000.00

3013-6500 C-Silverman Living Trust dated December 11, 1991 150,000.00

3013-7000 C-The Bennett Black Family Trust dated September 250,000.00

3013-7700 C-The Michael and Ilanit Fallas Family Trust dated 250,000.00

3013-7800 C-Raphael Eskenazi and Rosary Christine Videc 100,000.00

3013-8900 C-Leah Smolyansky dba L.S. Investments 100,000.00

3013-9000 C-Parver Family Trust dated July 23, 1991 100,000.00

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PROJ: WR100
Owner: IBBVI

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3013-9500 C-Donny and Shana Feldman	100,000.00
3014-1300 C-Dalfen Revocable Trust dated November 12, 199	100,000.00
3014-3300 C-Netanel Peled	250,000.00
3014-3910 C-Baron Rose Investments Chestnut, Inc	150,000.00
3014-4200 C-Trican Developments, Inc.	250,000.00
3015-8700 C-Boaz Amram	50,000.00
3015-8800 C-Amos Margolin	50,000.00

Total Contributions **4,415,000.00**

Return of Capital

Total Return of Capital **0.00**

Distributions

3210-0000 D-Hertz	(1,974.79)
3210-1000 D-Isaac Hertz	(20,647.13)
3210-2000 D-Sarah Hertz	(20,647.13)
3210-3000 D-William Z. Hertz	(20,647.11)
3211-0000 D-Hertz Properties Group Limited	(5,392,117.47)
3211-1000 D-Goldberger Family Trust dated May 28, 1982	(88,794.60)
3212-2200 D-Shlomo Ben Laib Trust dated January 1, 2002	(53,391.82)
3212-6000 D-Survivor's Trust Under the Steel Roven Revocabl	(89,150.76)
3212-8000 D-Friedman Family Trust dated July 17, 2012	(106,750.76)
3212-8500 D-David Friedman	(106,750.76)
3212-8600 D-Friedman Living Trust dated February 28, 1974	(106,750.76)
3213-5500 D-Meir and Sara Levin	(53,391.82)
3213-6100 D-Mark and Lauren Mintz Living Trust dated May 23	(53,391.82)
3213-6350 D-The Ouaknine Family Trust dated February 13, 20	(45,068.64)
3213-6500 D-Silverman Living Trust dated December 11, 1991	(53,375.38)
3213-7000 D-The Bennett Black Family Trust dated September	(89,048.84)
3213-7700 D-The Michael and Ilanit Fallas Family Trust dated	(89,013.77)
3213-7800 D-Raphael Eskenazi and Rosary Christine Videc	(35,594.42)
3213-8300 D-Armar Capital, LLC	(339.73)
3213-8900 D-Leah Smolyansky dba L.S. Investments	(35,594.36)
3213-9000 D-Parver Family Trust dated July 23, 1991	(35,594.41)
3213-9500 D-Donny and Shana Feldman	(35,561.53)
3214-1300 D-Dalfen Revocable Trust dated November 12, 199	(35,517.70)
3214-3300 D-Netanel Peled	(86,739.80)
3214-3910 D-Baron Rose Investments Chestnut, Inc	(53,227.43)
3214-4000 D-Dov Hertz	(18,275.54)
3214-4200 D-Trican Developments, Inc.	(88,958.98)
3215-8700 D-Boaz Amram	(6,783.60)
3215-8800 D-Amos Margolin	(6,443.87)

Total Distributions **(6,829,544.73)**

Capital Stock

Total Capital Stock **0.00**

Member Entity Equity

Total Member Entity Equity **0.00**

Open Equity Accounts

Database: R52999900001
PROJ: WR100
Owner: IBBVI

Detailed Balance Sheet
Hertz Investment Group LLC
Hertz Worcester Chestnut Place, LLC

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3512-0100 Equity in HGROP - Initial Contribution RP	513,744.00
3512-1000 Equity in HGROP - Distributions	(553,088.51)
Total Open Equity Accounts	(39,344.51)
Retained Earnings	2,638,405.37
Current Earnings	283,668.55
TOTAL EQUITY	(3,946,815.32)
TOTAL LIABILITIES AND EQUITY	510,055.77
check	0.00

Bank JS140-KB

KeyBank

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number: 56304
 Reconciliation Date: 1/23/2026
 Statement Ending Date: 12/31/2025

Opening Balance From Statement:	49,301.68
Less Cleared Withdrawals:	59,527.99
Add Cleared Deposits:	97,659.42
Less Bank Fees/Other Adjustments:	0.00
Add Interest Earned/Other Adjustments:	0.00
Research Adjustments:	0.00
Adjusted Bank Balance:	87,433.11
Ending Balance From Statement:	87,433.11
Difference:	0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
11/17/2025	11/25	32207	AP	Precision Metal, Inc.	250.00	
11/17/2025	11/25	32209	AP	Security Solutions Plus, LLC	658.80	
11/26/2025	11/25	32214	AP	Guardian	292.37	
12/10/2025	12/25	32215	AP	CARRIER COMMERCIAL SERV.	3,519.90	
12/10/2025	12/25	32216	AP	CS Landscapes	447.80	
12/10/2025	12/25	32217	AP	Entergy Mississippi, Inc.	23,682.19	
12/10/2025	12/25	32218	AP	John Clay	100.00	
12/10/2025	12/25	32219	AP	Republic Services	261.12	
12/10/2025	12/25	32220	AP	TK Elevator	229.87	
12/10/2025	12/25	32221	AP	Weiser Security Service	1,065.39	
12/29/2025	12/25	32226	AP	CS Landscapes	447.80	
12/11/2025	12/25	122514	AP	Hertz Investment Group, LLC	2,145.95	
12/11/2025	12/25	122516	AP	Hertz Investment Group, LLC	2,500.00	
12/1/2025	12/25	00124445	CM	JS140 12.1.2025		28,809.74
12/3/2025	12/25	00124446	CM	JS140 12.3.2025		1,216.08
12/12/2025	12/25	00124520	CM	Jackson Four - 12.12.2025		1,721.26
12/23/2025	12/25	00124583	CM	Jackson Four - 12.23.2025		10,543.40
12/24/2025	12/25	00124584	CM	Jackson Four - 12.24.2025		14,770.61
12/26/2025	12/25	00124585	CM	Jackson Four - 12.26.2025		957.75
12/30/2025	12/25	00124624	CM	JS140 21.30.2025		33,588.98
12/31/2025	12/25	00124625	CM	JS140 12.31.2025		5,400.02
11/30/2025	11/25	118112	GL	11/28 401K Cash	1,603.45	
12/31/2025	12/25	118266	GL	12/12 Payroll Tax Cash	1,599.53	
12/31/2025	12/25	118266	GL	12/12 401K Cash	870.56	
12/31/2025	12/25	118266	GL	12/12 Direct Deposit Cash	4,241.22	
12/31/2025	12/25	118267	GL	12/18 Payroll Tax Cash	3,217.12	
12/31/2025	12/25	118267	GL	12/18 Direct Deposit Cash	5,688.69	
12/31/2025	12/25	118268	GL	12/26 Payroll Tax Cash	1,755.17	
12/31/2025	12/25	118268	GL	12/26 401K Cash	215.97	

12/31/2025	12/25	118268	GL	12/26 Direct Deposit Cash	4,735.09	
12/31/2025	12/25	118312	GL	Bldg Engineer Payroll Reimb		531.58
12/31/2025	12/25	118312	GL	HDR Parking		120.00
TOTAL:					59,527.99	97,659.42

GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 12/25

Ending Balance From Statement:		87,433.11
Outstanding Checks/Other Withdrawal Adjustments:		-13,016.47
Less Outstanding Checks:	13,016.47	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		0.00
Add Deposits in Transit:	0.00	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Outstanding Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		0.00
Adjusted GL Balance:		74,416.64
GL Account Balance:		74,416.64
Difference:		0.00

Outstanding Checks

Date	Period	Reference	Source	Description	Amount
11/17/2025	11/25	32210	AP	TK Elevator	229.87
12/29/2025	12/25	32222	AP	ATIS Elevator Inspections LLC	1,015.00
12/29/2025	12/25	32223	AP	B&E Communications, Inc.	1,782.81
12/29/2025	12/25	32224	AP	Fuse.Cloud	817.48
12/29/2025	12/25	32225	AP	CARRIER COMMERCIAL SERV.	1,213.39
12/29/2025	12/25	32227	AP	D.R.'s Pest Control, LLC	162.00
12/29/2025	12/25	32228	AP	Evergreen Irrigatien	288.47
12/29/2025	12/25	32229	AP	Jackson Paper Company	931.54
12/29/2025	12/25	32230	AP	John Clay	100.00
12/29/2025	12/25	32231	AP	JXN Water	3,239.74
12/29/2025	12/25	32232	AP	Property Tax Associates	1,509.70
12/29/2025	12/25	32233	AP	Republic Services	262.39
12/29/2025	12/25	32234	AP	Revell Hardware & Supply Group	50.26
12/29/2025	12/25	32235	AP	Security Solutions Plus, LLC	452.25
12/29/2025	12/25	32236	AP	TK Elevator	229.87
12/29/2025	12/25	32237	AP	Weiser Security Service	731.70
Total:					13,016.47



KeyBank
P.O. Box 93885
Cleveland, OH 44101-5885

Corporate Banking Statement
December 31, 2025
page 1 of 3

479681287666

11 13 T 968 00000 R EM AO
HERTZ JACKSON FOUR, LLC
15303 VENTURA BLVD STE 800
SHERMAN OAKS CA 91403-3198

Questions or comments?
Call 1-800-821-2829
Dial 711 for TTY/TRS

Commercial Transaction 479681287666
HERTZ JACKSON FOUR, LLC

Beginning balance 11-30-25	\$49,301.68
15 Additions	+97,659.42
22 Subtractions	-59,527.99
Ending balance 12-31-25	\$87,433.11

Additions

<i>Deposits</i>	<i>Date</i>	<i>Serial #</i>	<i>Source</i>	
	12-1		Gsa Treas 310 Misc Paymr*IV*Lms00399*Pi*23	\$23,417.73
	12-1		Gsa Treas 310 Misc Paymr*IV*Lms60042*Pi*53	5,392.01
	12-3		Cogent Communicacredits 111Ecapitolst02	1,216.08
	12-12		Key Capture Deposit	1,721.26
	12-15		Key Capture Deposit	531.58
	12-17		Hdr Inc. 110183 Isa TM 00 TM 00 TM Zz TM Hdrg	120.00
	12-23		Level 3 Communicvondor Payisa*00* *00* *Zz*9319	8,535.50
	12-23		Uniti Fiber Llc Kh1223225U	2,007.90
	12-24		Southern Povertypayment 121925-002940\	12,430.41
	12-24		Securitas 6987 Edi Paymntref*TN*0000166827*Ref	2,340.20
	12-26		Navagis Inc. Bill Pay	957.75
	12-30		Gsa Treas 310 Misc Paymr*IV*Lms00399*Pi*23	23,417.73
	12-30		Gsa Treas 310 Misc Paymr*IV*Lms60042*Pi*53	5,392.01
	12-30		Key Capture Deposit	4,779.24
	12-31		Volkert Managemepayables	5,400.02
			Total additions	\$97,659.42

Subtractions

Paper Checks * check missing from sequence

<i>Check</i>	<i>Date</i>	<i>Amount</i>	<i>Check</i>	<i>Date</i>	<i>Amount</i>	<i>Check</i>	<i>Date</i>	<i>Amount</i>
32207	12-3	\$250.00	32215	12-17	3,519.90	32218	12-19	100.00
*32209	12-23	658.80	32216	12-15	447.80	32219	12-29	261.12
*32214	12-2	292.37	32217	12-17	23,682.19	32220	12-26	229.87

479681287666

Subtractions

(con't)

Paper Checks * check missing from sequence

Check	Date	Amount	Check	Date	Amount	Check	Date	Amount
32221	12-18	1,065.39	*32226	12-31	447.80			
							Paper Checks Paid	\$30,955.24

Withdrawals	Date	Serial #	Location	Amount
	12-1		Adp 401K Adp 401K	\$1,603.45
	12-12		Adp Wage Pay Wage Pay	4,241.22
	12-12		Adp Tax Adp Tax	1,599.53
	12-15		Adp 401K Adp 401K	870.56
	12-22		Adp Wage Pay Wage Pay	5,688.69
	12-22		Adp Tax Adp Tax	3,217.12
	12-26		Adp Wage Pay Wage Pay	4,735.09
	12-26		Adp Tax Adp Tax	1,755.17
	12-29		Adp 401K Adp 401K	215.97

Transfers	Date	Serial #	Destination	Amount
	12-11		Trf To DDA 0000479681287443 4731	\$2,500.00
	12-11		Trf To DDA 0000479681287443 4731	2,145.95
Total subtractions				\$59,527.99

Fees and charges

See your Account Analysis statement for details.

Database: R52999900001
Report ID: MRI_BREC

MRI Bank Reconciliation
Hertz Investment Group LLC

Page: 1
Date: 1/23/2026
Time: 6:57 PM

Bank JS140-MT

Metropolitan Commercial Bank

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number: 56338
Reconciliation Date: 1/23/2026
Statement Ending Date: 12/31/2025

Opening Balance From Statement:	1,403.29
Less Cleared Withdrawals:	0.00
Add Cleared Deposits:	0.00
Less Bank Fees/Other Adjustments:	0.00
Add Interest Earned/Other Adjustments:	0.00
Research Adjustments:	0.00
Adjusted Bank Balance:	1,403.29
Ending Balance From Statement:	1,403.29
Difference:	0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
TOTAL:					0.00	0.00

GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 12/25

Ending Balance From Statement:		1,403.29
Outstanding Checks/Other Withdrawal Adjustments:		0.00
Less Outstanding Checks:	0.00	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		0.00
Add Deposits in Transit:	0.00	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Outstanding Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		<u>0.00</u>
Adjusted GL Balance:		1,403.29
GL Account Balance:		<u>1,403.29</u>
Difference:		0.00

December 01, 2025 - December 31, 2025
Account: *4184 (DDA 4184- HERTZ JACKSON FOUR LLC)

Opening Ledger	\$1,403.29
Closing Ledger	\$1,403.29
Average Closing Ledger MTD	\$0.00
Average Closing Ledger YTD	(\$571.00)
Opening Available	\$1,403.29
Closing Available	\$1,403.29
Average Closing Available MTD	\$0.00
Average Closing Available YTD	(\$571.00)
Total Debits	\$0.00

Posted Date	Description	Check Number	Credit	Debit	Balance
12/29/2025	Deposit		\$40,135.94		\$1,403.29
	LN18016 PAYMENT REVERSAL				
12/05/2025	ACH Withdrawal			\$40,135.94	(\$38,732.65)
	MCB COMML LOAN MCB PPD				
	033000000002259				

Account: *4192 (DDA 4192- HERTZ JACKSON FOUR LLC)

Opening Ledger	\$4,990.00
Closing Ledger	\$4,990.00
Average Closing Ledger MTD	\$0.00
Average Closing Ledger YTD	\$4,990.00
Opening Available	\$4,990.00
Closing Available	\$4,990.00
Average Closing Available MTD	\$0.00
Average Closing Available YTD	\$4,990.00
Total Debits	\$0.00

Database: R52999900001
Report ID: MRI_BREC

MRI Bank Reconciliation
Hertz Investment Group LLC

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Bank JS140-MT

Metropolitan Commercial Bank

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number: 56355
Reconciliation Date: 1/29/2026
Statement Ending Date: 12/31/2025

Opening Balance From Statement:	4,990.00
Less Cleared Withdrawals:	0.00
Add Cleared Deposits:	0.00
Less Bank Fees/Other Adjustments:	0.00
Add Interest Earned/Other Adjustments:	0.00
Research Adjustments:	0.00
Adjusted Bank Balance:	4,990.00
Ending Balance From Statement:	4,990.00
Difference:	0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
TOTAL:					0.00	0.00

GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 12/25

Ending Balance From Statement:		4,990.00
Outstanding Checks/Other Withdrawal Adjustments:		0.00
Less Outstanding Checks:	0.00	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		0.00
Add Deposits in Transit:	0.00	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Outstanding Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		<u>0.00</u>
Adjusted GL Balance:		4,990.00
GL Account Balance:		<u>4,990.00</u>
Difference:		0.00

December 01, 2025 - December 31, 2025

Account: *4184 (DDA 4184- HERTZ JACKSON FOUR LLC)

Opening Ledger	\$1,403.29
Closing Ledger	\$1,403.29
Average Closing Ledger MTD	\$0.00
Average Closing Ledger YTD	(\$571.00)
Opening Available	\$1,403.29
Closing Available	\$1,403.29
Average Closing Available MTD	\$0.00
Average Closing Available YTD	(\$571.00)
Total Debits	\$0.00

Posted Date	Description	Check Number	Credit	Debit	Balance
12/29/2025	Deposit		\$40,135.94		\$1,403.29
	LN18016 PAYMENT REVERSAL				
12/05/2025	ACH Withdrawal			\$40,135.94	(\$38,732.65)
	MCB COMML LOAN MCB PPD				
	033000000002259				

Account: *4192 (DDA 4192- HERTZ JACKSON FOUR LLC)

Opening Ledger	\$4,990.00
Closing Ledger	\$4,990.00
Average Closing Ledger MTD	\$0.00
Average Closing Ledger YTD	\$4,990.00
Opening Available	\$4,990.00
Closing Available	\$4,990.00
Average Closing Available MTD	\$0.00
Average Closing Available YTD	\$4,990.00
Total Debits	\$0.00

Database: R52999900001
Report ID: MRI_BREC

MRI Bank Reconciliation
Hertz Investment Group LLC

Page: 1
Date: 1/23/2026
Time: 6:34 PM

Bank JS140-DB

Dollar Bank, PITT

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number: 56337
Reconciliation Date: 1/23/2026
Statement Ending Date: 12/31/2025

Opening Balance From Statement:	2,005.45
Less Cleared Withdrawals:	0.00
Add Cleared Deposits:	0.00
Less Bank Fees/Other Adjustments:	0.00
Add Interest Earned/Other Adjustments:	0.00
Research Adjustments:	0.00
Adjusted Bank Balance:	2,005.45
Ending Balance From Statement:	2,005.45
Difference:	0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
TOTAL:					0.00	0.00

GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 12/25

Ending Balance From Statement:		2,005.45
Outstanding Checks/Other Withdrawal Adjustments:		0.00
Less Outstanding Checks:	0.00	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		0.00
Add Deposits in Transit:	0.00	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Outstanding Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		<u>0.00</u>
Adjusted GL Balance:		2,005.45
GL Account Balance:		<u>2,005.45</u>
Difference:		0.00



HERTZ JACKSON FOUR, LLC
OPERATING
15303 VENTURA BLVD STE 800
SHERMAN OAKS CA 91403-3198

ACCOUNT NUMBER 2677526756
STATEMENT DATE 12/01/25 THRU 12/31/25
TREASURY MANAGEMENT PA
20 STANWIX ST
17TH FLOOR
(412) 261-4900

ACCOUNT SUMMARY				
	BALANCE LAST STATEMENT	DEPOSITS AND OTHER CREDITS	CHECKS AND OTHER DEBITS	BALANCE THIS STATEMENT
CHECKING	2,005.45	0.00	0.00	2,005.45

CHECKING ACTIVITY				
DATE	TRANSACTION DESCRIPTION	CARD #	DEBIT	CREDIT

NO ACTIVITY

Database: R52999900001
Report ID: MRI_BREC

MRI Bank Reconciliation
Hertz Investment Group LLC

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Date: 1/29/2026
Time: 7:15 PM

Bank NO110-DE

Dollar Bank, PITT

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number: 56362
Reconciliation Date: 1/29/2026
Statement Ending Date: 12/31/2025

Opening Balance From Statement:	1,550.52
Less Cleared Withdrawals:	0.00
Add Cleared Deposits:	0.00
Less Bank Fees/Other Adjustments:	0.00
Add Interest Earned/Other Adjustments:	0.00
Research Adjustments:	0.00
Adjusted Bank Balance:	1,550.52
Ending Balance From Statement:	1,550.52
Difference:	0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
TOTAL:					0.00	0.00

Excluded Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
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GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 12/25

Ending Balance From Statement:		1,550.52
Outstanding Checks/Other Withdrawal Adjustments:		0.00
Less Outstanding Checks:	0.00	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		0.00
Add Deposits in Transit:	0.00	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Outstanding Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		<u>0.00</u>
Adjusted GL Balance:		1,550.52
GL Account Balance:		<u>1,550.52</u>
Difference:		0.00



HERTZ 909 POYDRAS, LLC
OPERATING ACCOUNT
15303 VENTURA BLVD
STE 800
SHERMAN OAKS CA 91403-3198

ACCOUNT NUMBER 2677526554
STATEMENT DATE 12/01/25 THRU 12/31/25
TREASURY MANAGEMENT PA
20 STANWIX ST
17TH FLOOR
(412) 261-4900

ACCOUNT SUMMARY				
	BALANCE LAST STATEMENT	DEPOSITS AND OTHER CREDITS	CHECKS AND OTHER DEBITS	BALANCE THIS STATEMENT
CHECKING	1,550.52	0.00	0.00	1,550.52

CHECKING ACTIVITY				
DATE	TRANSACTION DESCRIPTION	CARD #	DEBIT	CREDIT

NO ACTIVITY

Bank NO110-KE

KeyBank

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number: 56360
 Reconciliation Date: 1/29/2026
 Statement Ending Date: 12/31/2025

Opening Balance From Statement:	392,205.84
Less Cleared Withdrawals:	457,551.03
Add Cleared Deposits:	342,062.35
Less Bank Fees/Other Adjustments:	0.00
Add Interest Earned/Other Adjustments:	0.00
Research Adjustments:	0.00
Adjusted Bank Balance:	276,717.16
Ending Balance From Statement:	276,717.16
Difference:	0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
10/23/2025	10/25	35715	AP	Mood Media	184.44	
11/26/2025	11/25	35748	AP	A&A Signs, Inc.	3,784.00	
11/26/2025	11/25	35750	AP	Beau Box Commercial Real Estate	8,191.14	
11/26/2025	11/25	35751	AP	CINTAS CORPORATION (FAS)	312.18	
11/26/2025	11/25	35752	AP	CINTAS CORPORATION (FAS)	208.27	
11/26/2025	11/25	35756	AP	Community Coffee Company, LLC	365.96	
11/26/2025	11/25	35757	AP	Delta Flooring, Inc.	410.00	
11/26/2025	11/25	35758	AP	ECOLAB PEST ELIMINATION	877.75	
11/26/2025	11/25	35759	AP	Edifice Protection Group, Inc.	30,941.68	
11/26/2025	11/25	35760	AP	ENTERGY	60,576.54	
11/26/2025	11/25	35761	AP	Federal Express	68.82	
11/26/2025	11/25	35762	AP	FP MAILING SOLUTIONS	187.74	
11/26/2025	11/25	35764	AP	First Class Coating LLC	14,520.00	
11/26/2025	11/25	35765	AP	Gulf Coast Office Products	268.09	
11/26/2025	11/25	35766	AP	Grainger	98.00	
11/26/2025	11/25	35767	AP	Helm Paint & Supply Inc.	294.58	
11/26/2025	11/25	35768	AP	Jeanne Renda	233.72	
11/26/2025	11/25	35769	AP	Keta Construction Company	45,093.80	
11/26/2025	11/25	35770	AP	Kentwood Springs	93.54	
11/26/2025	11/25	35771	AP	Coca-Cola Refreshments USA, Inc.	353.43	
11/26/2025	11/25	35772	AP	Legacy Project Inc.	864.00	
11/26/2025	11/25	35773	AP	Marks Plumbing Parts	802.20	
11/26/2025	11/25	35774	AP	Moses Engineers, Inc.	1,430.00	
11/26/2025	11/25	35775	AP	Mood Media	191.08	
11/26/2025	11/25	35776	AP	ParaTech, LLC	52.80	
11/26/2025	11/25	35777	AP	Pinnacle Elevator Service, LLC	12,609.80	
11/26/2025	11/25	35778	AP	The Plant Gallery	1,473.49	
11/26/2025	11/25	35779	AP	Platinum Cleaning and Facility Services LLC	65,698.04	
11/26/2025	11/25	35780	AP	Precision Metal, Inc.	1,800.00	

11/26/2025	11/25	35781	AP	Premier Source, Inc.	2,900.00	
11/26/2025	11/25	35782	AP	Republic Services	2,022.14	
11/26/2025	11/25	35783	AP	Securitas Technology Corporation	2,719.20	
11/26/2025	11/25	35784	AP	Sewerage and Water Board of N.O.	6,859.69	
11/26/2025	11/25	35785	AP	SKYCOM1	240.00	
11/26/2025	11/25	35786	AP	ServiceMaster Elite Cleaning Servic	741.02	
11/26/2025	11/25	35787	AP	UNITED REFRIGERATION INC.	3,036.66	
11/26/2025	11/25	35788	AP	UNITED REFRIGERATION INC.	211.34	
11/26/2025	11/25	35789	AP	Verizon Wireless	64.60	
11/26/2025	11/25	35790	AP	Wells Fargo Vendor Financial Services, LLC	152.00	
11/26/2025	11/25	35791	AP	Wesco Gas & Welding Supply Inc.	673.41	
11/26/2025	11/25	35793	AP	Zoro Tools, Inc.	129.39	
11/26/2025	11/25	35794	AP	Guardian	869.14	
12/2/2025	12/25	35795	AP	Wurth Plus, LLC	15,989.34	
12/12/2025	12/25	35796	AP	Combined Insurance Company	220.72	
12/25/2025	12/25	35797	AP	Dirk Fontenot	50.00	
12/24/2025	12/25	35812	AP	Dirk Fontenot	50.00	
12/24/2025	12/25	35840	AP	Platinum Cleaning and Facility Services LLC	40,346.85	
12/29/2025	12/25	122531	AP	Hertz Investment Group, LLC	37,054.03	
12/29/2025	12/25	122532	AP	Hertz Investment Group, LLC	3,276.97	
11/30/2025	11/25	118275	GL	11.21.2025 Payroll (Paid 11.28.25)	1,836.91	
12/31/2025	12/25	118346	GL	12/05 Transfer from CMA to KB OA		340,509.48
12/31/2025	12/25	118346	GL	12/2 Deposit from ADP 401K		529.80
12/31/2025	12/25	118346	GL	12/16 Deposit from ADP 401K		546.52
12/31/2025	12/25	118346	GL	12/30 Deposit from ADP 401K		476.55
12/31/2025	12/25	118347	GL	12-05-25 Payroll (Paid 12.12.2025)	5,065.19	
12/31/2025	12/25	118347	GL	12-05-25 Payroll (Paid 12.12.2025)	1,993.89	
12/31/2025	12/25	118347	GL	12-05-25 Payroll (Paid 12.12.2025)	13,525.17	
12/31/2025	12/25	118347	GL	12-19-25 Payroll (Paid 12.26.2025)	12,935.28	
12/31/2025	12/25	118347	GL	12-19-25 Payroll (Paid 12.26.2025)	3,222.72	
12/31/2025	12/25	118347	GL	12-19-25 Payroll (Paid 12.26.2025)	26,929.81	
12/31/2025	12/25	118347	GL	12-18-25 Payroll-Bonus (Paid 12.18.2025)	5,911.09	
12/31/2025	12/25	118347	GL	12-18-25 Payroll-Bonus (Paid 12.18.2025)	9,843.49	
12/31/2025	12/25	118347	GL	12/2 Wire to Blue Cross	6,695.89	
TOTAL:					457,551.03	342,062.35

Excluded Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
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GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 12/25

Ending Balance From Statement:		276,717.16
Outstanding Checks/Other Withdrawal Adjustments:		-217,939.00
Less Outstanding Checks:	217,939.00	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		0.00
Add Deposits in Transit:	0.00	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Outstanding Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		0.00
Adjusted GL Balance:		58,778.16
GL Account Balance:		58,778.16
Difference:		0.00

Outstanding Checks

Date	Period	Reference	Source	Description	Amount
7/2/2025	07/25	35530	AP	Sonitrol of New Orleans, Inc.	360.00
9/12/2025	09/25	35654	AP	SKYCOM1	240.00
11/1/2025	11/25	35734	AP	Kenneth C. Mahar	35.00
11/26/2025	11/25	35749	AP	AGL Designs, LLC	825.00
11/26/2025	11/25	35755	AP	City of New Orleans	825.00
11/26/2025	11/25	35763	AP	Frickey Construction, LLC	975.00
12/18/2025	12/25	35798	AP	Zoro Tools, Inc.	802.55
12/24/2025	12/25	35800	AP	Cintas Corporation	1,042.30
12/24/2025	12/25	35801	AP	A&A Signs, Inc.	97.90
12/24/2025	12/25	35802	AP	Priority Systems, Inc.	165.00
12/24/2025	12/25	35803	AP	Catherine B Gaudet	194.41
12/24/2025	12/25	35804	AP	Chem-Aqua, Inc.	3,079.15
12/24/2025	12/25	35805	AP	CINTAS CORPORATION (FAS)	223.39
12/24/2025	12/25	35807	AP	Cintas Corporation	815.06
12/24/2025	12/25	35808	AP	CLASSIC FLOORING PAINT & DECOR INC	401.23
12/24/2025	12/25	35809	AP	Community Coffee Company, LLC	293.07
12/24/2025	12/25	35810	AP	Delta Flooring, Inc.	1,180.00
12/24/2025	12/25	35811	AP	Delta Services	350.00
12/24/2025	12/25	35813	AP	ECOLAB PEST ELIMINATION	877.75
12/24/2025	12/25	35814	AP	Edifice Protection Group, Inc.	25,904.68
12/24/2025	12/25	35815	AP	ENTERGY	64,791.44
12/24/2025	12/25	35816	AP	EXECUTONE	662.20
12/24/2025	12/25	35817	AP	Federal Express	30.27
12/24/2025	12/25	35818	AP	First Class Coating LLC	1,455.00
12/24/2025	12/25	35819	AP	Gulf Coast Office Products	174.64
12/24/2025	12/25	35820	AP	Guarantee Restoration Services, LLC	6,098.25
12/24/2025	12/25	35821	AP	Halliwell Engineering Associates, LLC	3,330.00
12/24/2025	12/25	35822	AP	Hancock Whitney Bank	666.67
12/24/2025	12/25	35823	AP	IREM Louisiana	240.00

Database: R52999900001
Report ID: MRI_BREC

MRI Bank Reconciliation
Hertz Investment Group LLC

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12/24/2025	12/25	35824	AP	INSTITUTE OF REAL ESTATE MANAGEMENT	975.00
12/24/2025	12/25	35825	AP	ITS Fire Alarm Security	270.00
12/24/2025	12/25	35826	AP	J & B MACHINE WORKS, INC.	24,118.41
12/24/2025	12/25	35827	AP	Jeanne Renda	192.25
12/24/2025	12/25	35828	AP	Kentwood Springs	176.47
12/24/2025	12/25	35829	AP	LaBellas Catering	4,514.92
12/24/2025	12/25	35830	AP	Coca-Cola Refreshments USA, Inc.	209.88
12/24/2025	12/25	35831	AP	Legacy Project Inc.	612.00
12/24/2025	12/25	35832	AP	Mediterranean Tile, Inc.	7,250.00
12/24/2025	12/25	35833	AP	Metro Business Supplies	315.82
12/24/2025	12/25	35834	AP	Mood Media	186.08
12/24/2025	12/25	35835	AP	Hertz Texaco Center, LLC	1,522.97
12/24/2025	12/25	35836	AP	Nu-Lite	666.52
12/24/2025	12/25	35837	AP	ParaTech, LLC	52.80
12/24/2025	12/25	35838	AP	Pinnacle Elevator Service, LLC	12,609.80
12/24/2025	12/25	35839	AP	The Plant Gallery	9,944.19
12/24/2025	12/25	35841	AP	Precision Metal, Inc.	1,800.00
12/24/2025	12/25	35842	AP	Premier Source, Inc.	2,900.00
12/24/2025	12/25	35843	AP	Republic Services	1,620.28
12/24/2025	12/25	35844	AP	Linda Reineke Photography	900.00
12/24/2025	12/25	35845	AP	Securitas Technology Corporation	396.00
12/24/2025	12/25	35846	AP	Simms Hardin Company, LLC.	21,780.65
12/24/2025	12/25	35847	AP	SKYCOM1	240.00
12/24/2025	12/25	35848	AP	Wurth Plus, LLC	8,550.00

Total: 217,939.00



KeyBank
P.O. Box 93885
Cleveland, OH 44101-5885

Corporate Banking Statement
December 31, 2025
page 1 of 3

479681287484

47 13 T 968 00000 R EM AO
HERTZ 909 POYDRAS, LLC
15303 VENTURA BLVD STE 800
SHERMAN OAKS CA 91403-3198

Questions or comments?
Call 1-800-821-2829
Dial 711 for TTY/TRS

Commercial Transaction 479681287484
HERTZ 909 POYDRAS, LLC

Beginning balance 11-30-25	\$392,205.84
4 Additions	+342,062.35
59 Subtractions	-457,551.03
Ending balance 12-31-25	\$276,717.16

Additions

<i>Deposits</i>	<i>Date</i>	<i>Serial #</i>	<i>Source</i>	
	12-2		Adp 401K Adp 401K	\$529.80
	12-5	610356	Wire Deposit Wells Fargo Bank	340,509.48
	12-16		Adp 401K Adp 401K	546.52
	12-30		Adp 401K Adp 401K	476.55
Total additions				\$342,062.35

Subtractions

Paper Checks * check missing from sequence

<i>Check</i>	<i>Date</i>	<i>Amount</i>	<i>Check</i>	<i>Date</i>	<i>Amount</i>	<i>Check</i>	<i>Date</i>	<i>Amount</i>
35715	12-8	\$184.44	35767	12-8	294.58	35782	12-15	2,022.14
*35748	12-4	3,784.00	35768	12-3	233.72	35783	12-10	2,719.20
*35750	12-3	8,191.14	35769	12-1	45,093.80	35784	12-3	6,859.69
35751	12-11	312.18	35770	12-11	93.54	35785	12-11	240.00
35752	12-11	208.27	35771	12-8	353.43	35786	12-5	741.02
*35756	12-8	365.96	35772	12-9	864.00	35787	12-8	3,036.66
35757	12-4	410.00	35773	12-8	802.20	35788	12-9	211.34
35758	12-8	877.75	35774	12-5	1,430.00	35789	12-9	64.60
35759	12-3	30,941.68	35775	12-8	191.08	35790	12-8	152.00
35760	12-4	60,576.54	35776	12-10	52.80	35791	12-12	673.41
35761	12-10	68.82	35777	12-3	12,609.80	*35793	12-8	129.39
35762	12-10	187.74	35778	12-12	1,473.49	35794	12-2	869.14
*35764	12-11	14,520.00	35779	12-1	65,698.04	35795	12-4	15,989.34
35765	12-5	268.09	35780	12-8	1,800.00	35796	12-15	220.72
35766	12-8	98.00	35781	12-4	2,900.00	35797	12-22	50.00

479681287484

Subtractions

(con't)

Paper Checks * check missing from sequence

Check	Date	Amount	Check	Date	Amount	Check	Date	Amount
*35812	12-30	50.00	*35840	12-31	40,346.85			
Paper Checks Paid								\$329,260.59

Withdrawals	Date	Serial #	Location	Amount
	12-1		Adp 401K Adp 401K	\$1,836.91
	12-2		Bcbsla Bcbsla Ref*Bfpmtid*861711097	6,695.89
	12-12		Adp Wage Pay Wage Pay	13,525.17
	12-12		Adp Tax Adp Tax	5,065.19
	12-15		Adp 401K Adp 401K	1,993.89
	12-22		Adp Wage Pay Wage Pay	9,843.49
	12-22		Adp Tax Adp Tax	5,911.09
	12-26		Adp Wage Pay Wage Pay	26,929.81
	12-26		Adp Tax Adp Tax	12,935.28
	12-29		Adp 401K Adp 401K	3,222.72

Transfers	Date	Serial #	Destination	Amount
	12-29		Trf To DDA 0000479681287443 4731	\$37,054.03
	12-29		Trf To DDA 0000479681287443 4731	3,276.97
Total subtractions				\$457,551.03

Stop payments

Number	Check Date	Amount	Issued	Expires
35739	11-17-25	\$50.00	12-15-25	6-15-26
35733	10-23-25	\$802.55	12-18-25	6-18-26
35754	11-26-25	\$1,042.30	12-24-25	6-24-26

All stop payments expire on date shown, unless you notify us.

Fees and charges

See your Account Analysis statement for details.

Bank NO110-DE

Dollar Bank Money Market Account

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number: 56361
 Reconciliation Date: 1/29/2026
 Statement Ending Date: 12/31/2025

Opening Balance From Statement:	102,787.94
Less Cleared Withdrawals:	247.74
Add Cleared Deposits:	495.48
Less Bank Fees/Other Adjustments:	0.00
Add Interest Earned/Other Adjustments:	0.00
Research Adjustments:	0.00
Adjusted Bank Balance:	103,035.68
Ending Balance From Statement:	103,035.68
Difference:	0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
12/31/2025	12/25	118346	GL	12/25 DB MMA Interest	247.74	
12/31/2025	12/25	118351	GL	Reverse JE #118346		247.74
12/31/2025	12/25	118351	GL	12/25 DB MMA Interest		247.74
TOTAL:					247.74	495.48

Excluded Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
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GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 12/25

Ending Balance From Statement:		103,035.68
Outstanding Checks/Other Withdrawal Adjustments:		0.00
Less Outstanding Checks:	0.00	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		0.00
Add Deposits in Transit:	0.00	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Outstanding Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		<u>0.00</u>
Adjusted GL Balance:		103,035.68
GL Account Balance:		<u>103,035.68</u>
Difference:		0.00



HERTZ 909 POYDRAS MANAGER, INC
 MMKT
 15303 VENTURA BLVD STE 800
 SHERMAN OAKS CA 91403-3198

ACCOUNT NUMBER 2678886595
 STATEMENT DATE 12/01/25 THRU 12/31/25
 TREASURY MANAGEMENT PA
 20 STANWIX ST
 17TH FLOOR
 (412) 261-4900

ACCOUNT SUMMARY				
	BALANCE LAST STATEMENT	DEPOSITS AND OTHER CREDITS	CHECKS AND OTHER DEBITS	BALANCE THIS STATEMENT
MONEY FUND	102,787.94	247.74	0.00	103,035.68

MONEY FUND ACTIVITY				
DATE	TRANSACTION DESCRIPTION	CARD #	DEBIT	CREDIT

12/31 INTEREST CREDIT 247.74

FOR THIS STATEMENT PERIOD

ANNUAL PERCENTAGE YIELD EARNED 2.87%
 AVERAGE BALANCE 102,787.94
 TOTAL INTEREST EARNED 247.74

LEDGER BALANCE BY DAY					
DATE	ENDING LEDGER	DATE	ENDING LEDGER	DATE	ENDING LEDGER
12/01	102,787.94	12/02	102,787.94	12/03	102,787.94
12/04	102,787.94	12/05	102,787.94	12/06	102,787.94
12/07	102,787.94	12/08	102,787.94	12/09	102,787.94
12/10	102,787.94	12/11	102,787.94	12/12	102,787.94
12/13	102,787.94	12/14	102,787.94	12/15	102,787.94
12/16	102,787.94	12/17	102,787.94	12/18	102,787.94
12/19	102,787.94	12/20	102,787.94	12/21	102,787.94
12/22	102,787.94	12/23	102,787.94	12/24	102,787.94
12/25	102,787.94	12/26	102,787.94	12/27	102,787.94
12/28	102,787.94	12/29	102,787.94	12/30	102,787.94
12/31	103,035.68				

SUMMARY OF ACTIVITY BY CATEGORY					
DEPOSITS AND OTHER CREDITS DESCRIPTION	ITEMS	AMOUNT	CHECKS AND OTHER DEBITS DESCRIPTION	ITEMS	AMOUNT
OTHER CREDITS	1	247.74			
TOTAL DEP & OTHER CREDITS	1	247.74	TOTAL CHECKS & OTHER DEBITS	0	0.00

Bank NO110-WI

Wells Fargo Bank

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number: 56363
 Reconciliation Date: 1/29/2026
 Statement Ending Date: 12/31/2025

Opening Balance From Statement:	9,976.38
Less Cleared Withdrawals:	792,015.26
Add Cleared Deposits:	787,038.88
Less Bank Fees/Other Adjustments:	0.00
Add Interest Earned/Other Adjustments:	0.00
Research Adjustments:	0.00
Adjusted Bank Balance:	5,000.00
Ending Balance From Statement:	5,000.00
Difference:	0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
12/1/2025	12/25	00124465	CM	NO110 12.1.2025		71,337.70
12/2/2025	12/25	00124466	CM	NO110 12.2.2025		69,462.49
12/3/2025	12/25	00124467	CM	NO110 12.3.2025		1,520.53
12/4/2025	12/25	00124468	CM	NO110 12.4.2025		38,303.01
12/5/2025	12/25	00124469	CM	NO110 12.5.2025		11,860.34
12/8/2025	12/25	00124491	CM	NO110 12/8/2025		193,306.07
12/9/2025	12/25	00124500	CM	NO110 12.9.25		53,538.64
12/15/2025	12/25	00124530	CM	909 Poydras - 12.15.2025		49,924.88
12/16/2025	12/25	00124566	CM	909 Poydras - 12.16.2025		8,030.56
12/18/2025	12/25	00124570	CM	909 Poydras - 12.18.2025		16,875.43
12/22/2025	12/25	00124571	CM	909 Poydras - 12.22.2025		35,407.65
12/23/2025	12/25	00124572	CM	909 Poydras - 12.23.2025		5,970.77
12/24/2025	12/25	00124573	CM	909 Poydras - 12.24.2025		1,156.77
12/26/2025	12/25	00124593	CM	909 Poydras - 12.26.2025		8,808.64
12/29/2025	12/25	00124633	CM	NO110 12.29.2025		28,536.96
12/31/2025	12/25	00124653	CM	NO110 12.31.2025		71,085.92
12/31/2025	12/25	118345	GL	12/29 Deposit-11/25 Parking Income		121,912.52
12/31/2025	12/25	118346	GL	12/25 Transfers from LB to CMA	791,264.13	
12/31/2025	12/25	118346	GL	12/25 LB Bank Fees	751.13	
TOTAL:					792,015.26	787,038.88

Excluded Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
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GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 12/25

Ending Balance From Statement:		5,000.00
Outstanding Checks/Other Withdrawal Adjustments:		0.00
Less Outstanding Checks:	0.00	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		0.00
Add Deposits in Transit:	0.00	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Outstanding Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		<u>0.00</u>
Adjusted GL Balance:		5,000.00
GL Account Balance:		<u>5,000.00</u>
Difference:		0.00

WellsOne® Account

Account number: 4738770338 ■ December 1, 2025 - December 31, 2025 ■ Page 1 of 3



HERTZ 909 POYDRAS, LLC
 FBO NATIXIS REAL ESTATE CAPITAL LLC-DACA
 15303 VENTURA BLVD STE 800
 SHERMAN OAKS CA 91403-3198

Questions?

Call your Customer Service Officer or Client Services
 1-800-AT WELLS (1-800-289-3557)
 5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
 PO Box 63020
 San Francisco, CA 94163

Account summary

WellsOne® Account

Account number	Beginning balance	Total credits	Total debits	Ending balance
4738770338	\$9,976.38	\$787,038.88	-\$792,015.26	\$5,000.00

Credits

Deposits

Effective date	Posted date	Amount	Transaction detail
12/01		33,068.33	Wholesale Lockbox Deposit Dallas Box 206548 Deposit 1
12/05		3,051.70	Wholesale Lockbox Deposit Dallas Box 206548 Deposit 1
12/08		193,306.07	Wholesale Lockbox Deposit Dallas Box 206548 Deposit 1
12/09		29,694.88	Wholesale Lockbox Deposit Dallas Box 206548 Deposit 1
12/15		49,924.88	Wholesale Lockbox Deposit Dallas Box 206548 Deposit 1
12/16		8,030.56	Wholesale Lockbox Deposit Dallas Box 206548 Deposit 1
12/22		31,245.25	Wholesale Lockbox Deposit Dallas Box 206548 Deposit 1
12/23		4,976.38	Wholesale Lockbox Deposit Dallas Box 206548 Deposit 1
12/29		28,536.96	Wholesale Lockbox Deposit Dallas Box 206548 Deposit 1
		\$381,835.01	Total deposits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
12/01		425.00	Cox Communicatio Payments 11558541 Ef*Un*Unmatched\Dtm*003*20251201\SE*15*000000227\
12/01		825.00	French Embassy Payment 251128 Rmr*IV*Acc 00001832
12/01		37,019.37	Raymond James ACH AP0000845273 715_0000006619_112825
12/02		4,579.12	Cobbs Allen Hall Rents 251202 Hertz 909 Hertz 909 Poydras LLC
12/02		64,883.37	Kean Miller Exp Reimb 251202 0904197 TRN*1*No-Rent-12/2025
12/03		11.92	Ais Op Acct Preauthpay Hert909-01 Hertz 909 Poydras, LLC
12/03		702.39	Cogent Communica Credits 251202 Otr6468206/138 909Poydrasst01
12/03		806.22	United Util Op Elec Paymt Her909 Hertz 909 Poydras LLC
12/04		38,303.01	Bankplus Banktel 120325 0161 1- Bankplus - 3537 12.1.25
12/05		8,808.64	Sullivan Stolier ACH Pmt 251205 11198193350 12012025



Electronic deposits/bank credits (continued)

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	12/09	23,843.76	Advantage Capita Payables 120825 Hertz
	12/18	16,875.43	Ubs Bu Batch 251218 MR*Oi*Rentjan26144-1**16875.43*16875.43*0.00\SE*8
	12/22	4,162.40	Jacobs Engineeri 2010564894 506135020105648 1344887~lea 0001 031344887~
	12/22	121,912.52	Laz Parking Corp Pay 251222 SC1 M43120 Hertz 909 Poydras, LLC
	12/23	994.39	Uniti Fiber LLC Kh1223225U 150370 Hertz 909 Poydras LLC
	12/24	1,156.77	Level 3 Communic Vendor Pay K10020004355815 E*1*1\lea*1*000000000\
	12/26	8,808.64	Sullivan Stolier ACH Pmt 251226 11200997520 01012026
	12/31	8,909.42	Ais Op Acct Preauthpay Hert909-01 Hertz 909 Poydras, LLC
	12/31	17,328.21	United Util Op Elec Paymt Her909 Hertz 909 Poydras LLC
	12/31	20,979.53	Blanchard and CO Corp Pay Jan26 003561 Hertz 909 Poydras LLC
	12/31	23,868.76	Advantage Capita Corp Pay Hertz909Poydras Suite 2230 January 2026 Rent
		\$405,203.87	Total electronic deposits/bank credits
		\$787,038.88	Total credits

Debits

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	12/01	43,245.75	WT Seq#59213 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251201059213 Rfb#
	12/02	102,530.82	WT Seq#33421 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251202033421 Rfb#
	12/03	1,520.53	WT Seq#31960 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251203031960 Rfb#
	12/04	38,303.01	WT Seq#32466 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251204032466 Rfb#
	12/05	8,808.64	WT Seq#34897 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251205034897 Rfb#
	12/08	3,051.70	WT Seq#46974 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251208046974 Rfb#
	12/09	217,149.83	WT Seq#29981 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251209029981 Rfb#
	12/10	29,694.88	WT Seq#31452 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251210031452 Rfb#
	12/11	751.13	Client Analysis Svc Chrg 251210 Svc Chge 1125 000004738770338
	12/16	49,173.75	WT Seq#31552 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251216031552 Rfb#
	12/17	8,030.56	WT Seq#33240 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251217033240 Rfb#
	12/18	16,875.43	WT Seq#33614 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251218033614 Rfb#
	12/22	121,912.52	WT Seq103303 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251222103303 Rfb#
	12/23	35,407.65	WT Seq#37808 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251223037808 Rfb#
	12/24	7,127.54	WT Seq#33900 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251224033900 Rfb#
	12/26	8,808.64	WT Seq#32184 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251226032184 Rfb#
	12/30	28,536.96	WT Seq#34952 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251230034952 Rfb#
	12/31	71,085.92	WT Seq#50096 Hertz 909 Poydras, LLC /Bnf= Srf# Trn#251231050096 Rfb#
		\$792,015.26	Total electronic debits/bank debits
		\$792,015.26	Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
11/30	9,976.38	12/02	5,000.00	12/04	5,000.00
12/01	38,068.33	12/03	5,000.00	12/05	8,051.70



Daily ledger balance summary (continued)

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
12/08	198,306.07	12/16	13,030.56	12/24	5,000.00
12/09	34,694.88	12/17	5,000.00	12/26	5,000.00
12/10	5,000.00	12/18	5,000.00	12/29	33,536.96
12/11	4,248.87	12/22	40,407.65	12/30	5,000.00
12/15	54,173.75	12/23	10,970.77	12/31	5,000.00
Average daily ledger balance		\$17,559.34			

Bank NO110-WI

Wells Fargo CMA - 2nd

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number: 56359
 Reconciliation Date: 1/29/2026
 Statement Ending Date: 12/31/2025

Opening Balance From Statement:	593,793.88
Less Cleared Withdrawals:	779,393.99
Add Cleared Deposits:	791,264.13
Less Bank Fees/Other Adjustments:	0.00
Add Interest Earned/Other Adjustments:	0.00
Research Adjustments:	0.00
Adjusted Bank Balance:	605,664.02
Ending Balance From Statement:	605,664.02
Difference:	0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
12/31/2025	12/25	118346	GL	12/25 Transfers from LB to CMA		791,264.13
12/31/2025	12/25	118346	GL	12/25 CMA Bank Fees	600.00	
12/31/2025	12/25	118346	GL	12/05 Transfer from CMA to KB OA	340,509.48	
12/31/2025	12/25	118346	GL	12/05 Mezz Loan payment	46,255.74	
12/31/2025	12/25	118346	GL	12/05 Senior Loan payment	392,028.77	
TOTAL:					779,393.99	791,264.13

Excluded Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
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GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 12/25

Ending Balance From Statement:		605,664.02
Outstanding Checks/Other Withdrawal Adjustments:		0.00
Less Outstanding Checks:	0.00	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		0.00
Add Deposits in Transit:	0.00	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Outstanding Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		<u>0.00</u>
Adjusted GL Balance:		605,664.02
GL Account Balance:		<u>605,664.02</u>
Difference:		0.00

Bank NO110-WI

Wells Fargo CMA - 2nd

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number: 56359
 Reconciliation Date: 1/29/2026
 Statement Ending Date: 12/31/2025

Opening Balance From Statement:	593,793.88
Less Cleared Withdrawals:	779,393.99
Add Cleared Deposits:	791,264.13
Less Bank Fees/Other Adjustments:	0.00
Add Interest Earned/Other Adjustments:	0.00
Research Adjustments:	0.00
Adjusted Bank Balance:	605,664.02
Ending Balance From Statement:	605,664.02
Difference:	0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
12/31/2025	12/25	118346	GL	12/25 Transfers from LB to CMA		791,264.13
12/31/2025	12/25	118346	GL	12/25 CMA Bank Fees	600.00	
12/31/2025	12/25	118346	GL	12/05 Transfer from CMA to KB OA	340,509.48	
12/31/2025	12/25	118346	GL	12/05 Mezz Loan payment	46,255.74	
12/31/2025	12/25	118346	GL	12/05 Senior Loan payment	392,028.77	
TOTAL:					779,393.99	791,264.13

Excluded Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
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GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 12/25

Ending Balance From Statement:		605,664.02
Outstanding Checks/Other Withdrawal Adjustments:		0.00
Less Outstanding Checks:	0.00	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		0.00
Add Deposits in Transit:	0.00	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Outstanding Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		<u>0.00</u>
Adjusted GL Balance:		605,664.02
GL Account Balance:		<u>605,664.02</u>
Difference:		0.00

Commercial Advantage Checking

Account number: 4127745925 ■ December 1, 2025 - December 31, 2025 ■ Page 1 of 2



HERTZ 909 POYDRAS, LLC
FBO TRIMONT LLC AS SERVICER CMA
550 S TRYON ST STE 2400
CHARLOTTE NC 28202-3684

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: [wellsfargo.com](https://www.wellsfargo.com)

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Advantage Checking

Account number	Beginning balance	Total credits	Total debits	Ending balance
4127745925	\$593,793.88	\$791,264.13	-\$779,393.99	\$605,664.02

Interest summary

Year to date interest and bonuses paid \$0.00

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
12/01		43,245.75	WT Seq#59213 Hertz 909 Poydras, LLC /Org= Srf# Trn#251201059213 Rfb#
12/02		102,530.82	WT Seq#33421 Hertz 909 Poydras, LLC /Org= Srf# Trn#251202033421 Rfb#
12/03		1,520.53	WT Seq#31960 Hertz 909 Poydras, LLC /Org= Srf# Trn#251203031960 Rfb#
12/04		38,303.01	WT Seq#32466 Hertz 909 Poydras, LLC /Org= Srf# Trn#251204032466 Rfb#
12/05		8,808.64	WT Seq#34897 Hertz 909 Poydras, LLC /Org= Srf# Trn#251205034897 Rfb#
12/08		3,051.70	WT Seq#46974 Hertz 909 Poydras, LLC /Org= Srf# Trn#251208046974 Rfb#
12/09		217,149.83	WT Seq#29981 Hertz 909 Poydras, LLC /Org= Srf# Trn#251209029981 Rfb#
12/10		29,694.88	WT Seq#31452 Hertz 909 Poydras, LLC /Org= Srf# Trn#251210031452 Rfb#
12/16		49,173.75	WT Seq#31552 Hertz 909 Poydras, LLC /Org= Srf# Trn#251216031552 Rfb#
12/17		8,030.56	WT Seq#33240 Hertz 909 Poydras, LLC /Org= Srf# Trn#251217033240 Rfb#
12/18		16,875.43	WT Seq#33614 Hertz 909 Poydras, LLC /Org= Srf# Trn#251218033614 Rfb#
12/22		121,912.52	WT Seq103303 Hertz 909 Poydras, LLC /Org= Srf# Trn#251222103303 Rfb#
12/23		35,407.65	WT Seq#37808 Hertz 909 Poydras, LLC /Org= Srf# Trn#251223037808 Rfb#
12/24		7,127.54	WT Seq#33900 Hertz 909 Poydras, LLC /Org= Srf# Trn#251224033900 Rfb#
12/26		8,808.64	WT Seq#32184 Hertz 909 Poydras, LLC /Org= Srf# Trn#251226032184 Rfb#
12/30		28,536.96	WT Seq#34952 Hertz 909 Poydras, LLC /Org= Srf# Trn#251230034952 Rfb#
12/31		71,085.92	WT Seq#50096 Hertz 909 Poydras, LLC /Org= Srf# Trn#251231050096 Rfb#
		\$791,264.13	Total electronic deposits/bank credits
		\$791,264.13	Total credits



Debits

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
12/05		46,255.74	WT Seq190403 Trimont LLC /Bnf=Wells Fargo Bank Srf# Eb25120514671430 Trn#251205190403 Rfb# 0005725372
12/05		340,509.48	WT Fed#03R00 Keybank National A /Ftr/Bnf=Hertz 909 Poydras, LLC Srf# Ec25120550851042 Trn#251205057153 Rfb# 0005722189
12/05		392,028.77	WT Seq190416 Trimont LLC /Bnf=Wells Fargo Bank Srf# Eb25120514671857 Trn#251205190416 Rfb# 0005725374
12/11		600.00 <	Business to Business ACH Debit - Trimont Cma Fees xxxxx0004 Hertz 909 Poydras, LLC
		\$779,393.99	Total electronic debits/bank debits
		\$779,393.99	Total debits

< Business to Business ACH: If this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
11/30	593,793.88	12/09	229,610.17	12/22	454,697.31
12/01	637,039.63	12/10	259,305.05	12/23	490,104.96
12/02	739,570.45	12/11	258,705.05	12/24	497,232.50
12/03	741,090.98	12/16	307,878.80	12/26	506,041.14
12/04	779,393.99	12/17	315,909.36	12/30	534,578.10
12/05	9,408.64	12/18	332,784.79	12/31	605,664.02
12/08	12,460.34				
Average daily ledger balance		\$379,962.03			

NOTICE: Wells Fargo Bank, N.A. may furnish information about accounts belonging to individuals, including sole proprietorships, to consumer reporting agencies. If this applies to you, you have the right to dispute the accuracy of information that we have reported by writing to us at: Overdraft Collections and Recovery PO Box 5058 Portland, OR. 97208-5058. You must describe the specific information that is inaccurate or in dispute and the basis for any dispute with supporting documentation. In the case of information that relates to an identity theft, you will need to provide us with an identity theft report.

Bank JS170-KB

KeyBank

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number: 56305
 Reconciliation Date: 1/26/2026
 Statement Ending Date: 12/31/2025

Opening Balance From Statement:	548,715.52
Less Cleared Withdrawals:	199,254.19
Add Cleared Deposits:	263,388.78
Less Bank Fees/Other Adjustments:	0.00
Add Interest Earned/Other Adjustments:	0.00
Research Adjustments:	0.00
Adjusted Bank Balance:	612,850.11
Ending Balance From Statement:	612,850.11
Difference:	0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
11/17/2025	11/25	33225	AP	Precision Metal, Inc.	4,290.00	
11/17/2025	11/25	33228	AP	Security Solutions Plus, LLC	2,894.40	
11/17/2025	11/25	33230	AP	Venable Glass Service	374.50	
11/26/2025	11/25	33234	AP	A Complete Flag Source, Inc.	389.88	
11/26/2025	11/25	33235	AP	Advanced MicroSystems	534.97	
11/26/2025	11/25	33236	AP	Aire-Master of Mis-MS	88.00	
11/26/2025	11/25	33237	AP	Ann Fry	250.26	
11/26/2025	11/25	33238	AP	Arender Plumbing & Heating Supply	93.57	
11/26/2025	11/25	33240	AP	Vestis Services, LLC	706.20	
11/26/2025	11/25	33241	AP	Carroll's Maintenance Co	825.00	
11/26/2025	11/25	33242	AP	Chris Haynes Electric Supply Inc	434.00	
11/26/2025	11/25	33243	AP	Grainger	306.04	
11/26/2025	11/25	33244	AP	Green Oak Garden Center, LLC	232.28	
11/26/2025	11/25	33245	AP	Jackson Paper Company	1,833.77	
11/26/2025	11/25	33246	AP	Johnson Controls Fire Protection, LP	163.18	
11/26/2025	11/25	33247	AP	JXN Water	2,611.77	
11/26/2025	11/25	33248	AP	JXN Water	320.17	
11/26/2025	11/25	33249	AP	Magnolia Electric Company	943.81	
11/26/2025	11/25	33250	AP	Matthew Craft	100.00	
11/26/2025	11/25	33251	AP	Nu-Lite	999.95	
11/26/2025	11/25	33253	AP	Platinum Cleaning and Facility Services LLC	19,954.74	
11/26/2025	11/25	33254	AP	Precision Metal, Inc.	4,290.00	
11/26/2025	11/25	33255	AP	Redd Pest Solutions	172.80	
11/26/2025	11/25	33256	AP	Revell Hardware & Supply Group	72.91	
11/26/2025	11/25	33257	AP	RJ Young Company	227.55	
11/26/2025	11/25	33258	AP	Schindler Elevator Company	4,336.51	
11/26/2025	11/25	33259	AP	Sudden Service, Inc.	1,123.50	
11/26/2025	11/25	33260	AP	UpchurchServices, LLC	6,671.37	
11/26/2025	11/25	33261	AP	Weiser Security Service	9,355.08	

11/26/2025	11/25	33262	AP	WM Corporate Services, Inc.	1,075.49	
11/26/2025	11/25	33263	AP	Guardian	236.36	
12/10/2025	12/25	33264	AP	Vestis Services, LLC	235.40	
12/10/2025	12/25	33265	AP	Atmos Energy	6,740.99	
12/10/2025	12/25	33266	AP	Atmos Energy	8,578.10	
12/10/2025	12/25	33267	AP	Fuse.Cloud	895.30	
12/10/2025	12/25	33268	AP	Chem-Aqua, Inc.	1,159.16	
12/10/2025	12/25	33269	AP	CS Plantscapes	897.00	
12/10/2025	12/25	33270	AP	Entergy Mississippi, Inc.	14,195.01	
12/10/2025	12/25	33271	AP	Entergy Mississippi, Inc.	1,255.25	
12/10/2025	12/25	33272	AP	eSouth Technologies, LLC.	1,500.00	
12/10/2025	12/25	33273	AP	Jackson Paper Company	1,523.52	
12/10/2025	12/25	33274	AP	JXN Water	2,220.00	
12/10/2025	12/25	33275	AP	Nu-Lite	1,026.13	
12/10/2025	12/25	33276	AP	Platinum Cleaning and Facility Services LLC	16,411.06	
12/10/2025	12/25	33278	AP	Redd Pest Solutions	172.80	
12/10/2025	12/25	33279	AP	Rene Hilton	100.00	
12/10/2025	12/25	33280	AP	Revell Hardware & Supply Group	157.93	
12/10/2025	12/25	33281	AP	RJ Young Company	222.48	
12/10/2025	12/25	33282	AP	Robert Schloegel	905.50	
12/10/2025	12/25	33283	AP	Schindler Elevator Company	4,336.51	
12/10/2025	12/25	33284	AP	Venable Glass Service	374.50	
12/10/2025	12/25	33286	AP	Weiser Security Service	12,469.41	
12/12/2025	12/25	33287	AP	Combined Insurance Company	34.48	
12/11/2025	12/25	122522	AP	Hertz Investment Group, LLC	1,876.34	
12/11/2025	12/25	122523	AP	Hertz Investment Group, LLC	1,125.23	
12/1/2025	12/25	00124447	CM	JS170 12.1.2025		15,381.73
12/24/2025	12/25	00124586	CM	Jackson City Center - 12.24.2025		1,350.61
12/30/2025	12/25	00124626	CM	Js170		15,351.73
12/31/2025	12/25	00124627	CM	JS170 12.31.2025		229,053.75
11/30/2025	11/25	118114	GL	11/28 Payroll-401K Cash	328.72	
12/31/2025	12/25	118186	GL	Refund ADP 401K		40.96
12/31/2025	12/25	118186	GL	Parking Income - GSA Federal		1,105.00
12/31/2025	12/25	118186	GL	Parking Income - MS Black Womens		1,105.00
12/31/2025	12/25	118269	GL	12/12 Payroll-Tax Cash	1,050.54	
12/31/2025	12/25	118269	GL	12/12 Payroll-401K Cash	276.16	
12/31/2025	12/25	118269	GL	12/12 Payroll-Direct Deposit Cash	3,312.80	
12/31/2025	12/25	118271	GL	12/18 Payroll-Tax Cash	901.06	
12/31/2025	12/25	118271	GL	12/18 Payroll-Direct Deposit Cash	1,425.25	
12/31/2025	12/25	118272	GL	12/26 Payroll-Tax Cash	1,050.54	
12/31/2025	12/25	118272	GL	12/26 Payroll-401K Cash	276.16	
12/31/2025	12/25	118272	GL	12/26 Payroll-Direct Deposit Cash	3,312.80	
12/31/2025	12/25	118314	GL	Transfer from KB Op to MCB Op	43,000.00	
TOTAL:					199,254.19	263,388.78

GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 12/25

Ending Balance From Statement:		612,850.11
Outstanding Checks/Other Withdrawal Adjustments:		-62,474.75
Less Outstanding Checks:	62,474.75	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		0.00
Add Deposits in Transit:	0.00	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Outstanding Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		<u>0.00</u>
Adjusted GL Balance:		550,375.36
GL Account Balance:		<u>550,375.36</u>
Difference:		0.00

Outstanding Checks

Date	Period	Reference	Source	Description	Amount
10/23/2025	10/25	33188	AP	Quadient Leaseing USA, Inc.	249.91
10/23/2025	10/25	33204	AP	Interstate Battery Center	344.37
12/10/2025	12/25	33277	AP	Precision Metal, Inc.	4,290.00
12/29/2025	12/25	33288	AP	Advanced MicroSystems	534.97
12/29/2025	12/25	33289	AP	Ann Fry	107.70
12/29/2025	12/25	33290	AP	Big John's Tree and Landscape Servi	2,200.00
12/29/2025	12/25	33291	AP	Carroll's Maintenance Co	825.00
12/29/2025	12/25	33292	AP	Entergy Mississippi, Inc.	19,045.97
12/29/2025	12/25	33293	AP	Evergreen Irrigatien	257.85
12/29/2025	12/25	33294	AP	Green Oak Garden Center, LLC	232.28
12/29/2025	12/25	33295	AP	Jackson Paper Company	1,072.74
12/29/2025	12/25	33296	AP	Johnson Controls Fire Protection,LP	2,255.17
12/29/2025	12/25	33297	AP	JXN Water	2,589.92
12/29/2025	12/25	33298	AP	Matthew Craft	100.00
12/29/2025	12/25	33299	AP	Platinum Cleaning and Facility Services LLC	2,553.30
12/29/2025	12/25	33300	AP	That Special Touch	699.84
12/29/2025	12/25	33301	AP	WM Corporate Services, Inc.	540.12
12/29/2025	12/25	122524	AP	Hertz Investment Group, LLC	24,575.61
Total:					62,474.75



KeyBank
P.O. Box 93885
Cleveland, OH 44101-5885

Corporate Banking Statement
December 31, 2025
page 1 of 3

479681287849

53 13 T 968 00000 R EM AO
HERTZ JACKSON CITY CENTRE, LLC
15303 VENTURA BLVD SUITE 800
SHERMAN OAKS CA 91403-3198

Questions or comments?
Call 1-800-821-2829
Dial 711 for TTY/TRS

Commercial Transaction 479681287849
HERTZ JACKSON CITY CENTRE, LLC

Beginning balance 11-30-25	\$548,715.52
9 Additions	+263,388.78
65 Subtractions	-199,254.19
Ending balance 12-31-25	\$612,850.11

Additions

Deposits	Date	Serial #	Source	
	12-1		Gsa Treas 310 Misc Paymr*IV*Lms00693*Pi*15	\$15,351.73
	12-1		Key Capture Deposit	30.00
	12-2		Adp 401K Adp 401K	40.96
	12-3		010 Treas 310 Misc Paymr*IV*12/01/2025*Pi*	1,105.00
	12-24		Level 3 Communicvondor Payisa*00* *00* *Zz*9319	1,350.61
	12-29		Mississippi Blacpayroll	1,105.00
	12-30		Gsa Treas 310 Misc Paymr*IV*Lms00693*Pi*15	15,351.73
	12-31		Stateofms Pmd Payment	164,047.50
	12-31		Stateofms Pmd Payment	65,006.25
			Total additions	\$263,388.78

Subtractions

Paper Checks * check missing from sequence

Check	Date	Amount	Check	Date	Amount	Check	Date	Amount
33225	12-3	\$4,290.00	33242	12-5	434.00	*33253	12-1	19,954.74
*33228	12-23	2,894.40	33243	12-8	306.04	33254	12-19	4,290.00
*33230	12-3	374.50	33244	12-4	232.28	33255	12-4	172.80
*33234	12-8	389.88	33245	12-4	1,833.77	33256	12-4	72.91
33235	12-8	534.97	33246	12-8	163.18	33257	12-9	227.55
33236	12-5	88.00	33247	12-8	2,611.77	33258	12-8	4,336.51
33237	12-1	250.26	33248	12-8	320.17	33259	12-3	1,123.50
33238	12-4	93.57	33249	12-4	943.81	33260	12-4	6,671.37
*33240	12-12	706.20	33250	12-9	100.00	33261	12-8	9,355.08
33241	12-9	825.00	33251	12-8	999.95	33262	12-22	1,075.49

479681287849

Subtractions

(con't)

Paper Checks * check missing from sequence

<i>Check</i>	<i>Date</i>	<i>Amount</i>	<i>Check</i>	<i>Date</i>	<i>Amount</i>	<i>Check</i>	<i>Date</i>	<i>Amount</i>
33263	12-2	236.36	33271	12-17	1,255.25	33280	12-17	157.93
33264	12-22	235.40	33272	12-18	1,500.00	33281	12-16	222.48
33265	12-19	6,740.99	33273	12-16	1,523.52	33282	12-11	905.50
33266	12-19	8,578.10	33274	12-23	2,220.00	33283	12-17	4,336.51
33267	12-17	895.30	33275	12-18	1,026.13	33284	12-31	374.50
33268	12-19	1,159.16	33276	12-16	16,411.06	*33286	12-18	12,469.41
33269	12-15	897.00	*33278	12-15	172.80	33287	12-15	34.48
33270	12-17	14,195.01	33279	12-12	100.00			

Paper Checks Paid \$141,318.59

<i>Withdrawals</i>	<i>Date</i>	<i>Serial #</i>	<i>Location</i>	<i>Amount</i>
	12-1		Adp 401K Adp 401K	\$328.72
	12-2	569921	Wire Withdrawal Hertz Jackson Ci 4168	43,000.00
	12-12		Adp Wage Pay Wage Pay	3,312.80
	12-12		Adp Tax Adp Tax	1,050.54
	12-15		Adp 401K Adp 401K	276.16
	12-22		Adp Wage Pay Wage Pay	1,425.25
	12-22		Adp Tax Adp Tax	901.06
	12-26		Adp Wage Pay Wage Pay	3,312.80
	12-26		Adp Tax Adp Tax	1,050.54
	12-29		Adp 401K Adp 401K	276.16

<i>Transfers</i>	<i>Date</i>	<i>Serial #</i>	<i>Destination</i>	<i>Amount</i>
	12-11		Trf To DDA 0000479681287443 4731	\$1,876.34
	12-11		Trf To DDA 0000479681287443 4731	1,125.23
Total subtractions				\$199,254.19

Fees and charges

See your Account Analysis statement for details.

Bank JS170-MT

Metropolitan Commercial Bank

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number: 56340
 Reconciliation Date: 1/26/2026
 Statement Ending Date: 12/31/2025

Opening Balance From Statement:	1,616.16
Less Cleared Withdrawals:	43,164.94
Add Cleared Deposits:	43,000.00
Less Bank Fees/Other Adjustments:	0.00
Add Interest Earned/Other Adjustments:	0.00
Research Adjustments:	0.00
Adjusted Bank Balance:	1,451.22
Ending Balance From Statement:	1,451.22
Difference:	0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
12/31/2025	12/25	118314	GL	Transfer from KB Op to MCB Op		43,000.00
12/31/2025	12/25	118316	GL	Total Mortgage Due	42,978.30	
12/31/2025	12/25	118316	GL	Analysis Svc Charge	186.64	
TOTAL:					43,164.94	43,000.00

GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 12/25

Ending Balance From Statement:		1,451.22
Outstanding Checks/Other Withdrawal Adjustments:		0.00
Less Outstanding Checks:	0.00	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		0.00
Add Deposits in Transit:	0.00	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Outstanding Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		<u>0.00</u>
Adjusted GL Balance:		1,451.22
GL Account Balance:		<u>1,451.22</u>
Difference:		0.00

99 Park Avenue, 12th Floor
New York, NY 10016

HERTZ JACKSON CITY CENTRE LLC
C/O HERTZ INVESTMENT GROUP
15303 VENTURA BLVD STE 800
SHERMAN OAKS CA 91403-3198

Statement Ending 12/31/2025

HERTZ JACKSON CITY CENTRE LLC

Page 1 of 2

Statement Number: XXXXXXXX4168

Managing Your Accounts

	Banking Center	Park Avenue Banking Center
	Banking Center	212-365-6700
	Mailing Address	99 Park Avenue New York, NY 10016
	Online Banking	www.MCBankNY.com

Summary of Accounts

Account Type	Account Number	Ending Balance
OPERATING	XXXXXXXX4168	\$1,451.22

OPERATING - XXXXXXXX4168

Account Summary

Date	Description	Amount
11/29/2025	Beginning Balance	\$1,616.16
	1 Credit(s) This Period	\$43,000.00
	3 Debit(s) This Period	-\$43,164.94
12/31/2025	Ending Balance	\$1,451.22
	Service Charges	\$186.64

Account Activity

Post Date	Description	Debits	Credits	Balance
11/29/2025	Beginning Balance			\$1,616.16
12/02/2025	WIRE FROM HERTZ JACKSON CITY CEN		\$43,000.00	\$44,616.16
12/05/2025	MCB COMML LOAN MCB PPD 033000000002258	\$29,426.57		\$15,189.59
12/11/2025	LOAN PAYMENT	\$13,551.73		\$1,637.86
12/22/2025	ACCOUNT ANALYSIS SERVICE CHARGE	\$186.64		\$1,451.22
12/31/2025	Ending Balance			\$1,451.22

Daily Balances

Date	Amount	Date	Amount
12/02/2025	\$44,616.16	12/11/2025	\$1,637.86
12/05/2025	\$15,189.59	12/22/2025	\$1,451.22

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Online Banking
www.MCBankNY.com

Mobile Banking Apps



In case of errors or questions about your account telephone us at: 212-365-6700 or write us at: Metropolitan Commercial Bank, 99 Park Avenue, 12th Floor, New York, NY 10016

As soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt:

1. Tell us your name and account number.
2. Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem appeared.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will recredit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

AN EASY GUIDE FOR BALANCING YOUR ACCOUNT

1. Enter the last balance shown on this statement here.	\$	
2. Compare the deposits and additions shown on this statement with your records. If a recent deposit does not show on this statement, enter the amount(s) here.	\$	
3. Total of lines 1 & 2.	\$	
4. Enter the total from the checks/withdrawals in Section 4a .	\$	
5. Subtract line 4 from line 3. This should be your present balance.	\$	

USE THIS AREA FOR YOUR COMPUTATIONS	4a. List the checks / withdrawals which have been written or made, but have not been charged to your account.				
	CHECKS/WITHDRAWALS	AMOUNT		CHECKS/WITHDRAWALS	AMOUNT
		\$			\$
		\$			\$
		\$			\$
		\$			\$
		\$			\$
		\$			\$
		\$			\$
		\$			\$
		\$			\$
		\$			\$
	TOTAL to be entered in Section 4 above.				\$

Subject: Important Notice Regarding Changes to Our Privacy Policy, Effective January 1, 2026

Dear Valued Client,

Metropolitan Commercial Bank is committed to protecting your personal information and ensuring full transparency in how we collect, use, and share data. In accordance with Regulation P (GLBA), the California Consumer Privacy Act (CCPA/CPRA), and applicable requirements of the FDIC, Federal Reserve Board (FRB), OCC, and NYDFS, we are notifying you of an update to our **Privacy Notice** and **California Consumer Privacy Act Policy and Notice**.

What Has Changed

- We have updated our Privacy Notice to reflect that the Bank no longer participates in joint marketing with other financial companies.
- The toll-free number listed in our Privacy Notice has been updated.
- For California residents, our California Consumer Privacy Act Policy and Notice were updated to reflect current legal and regulatory requirements.

Your Privacy Rights Remain Unchanged

This update does not change your existing privacy rights. You continue to have all rights provided under:

- GLBA/Regulation P, including your right to receive a clear privacy notice and your right to limit certain types of information-sharing practices;
- CCPA/CPRA (if you are a California resident), including your rights to access, know, delete, correct, and limit the use of sensitive and personal information, subject to applicable GLBA exemptions; and
- NYDFS cybersecurity and privacy expectations, including the safeguarding of your information through reasonable administrative, technical, and physical controls.

How to Review the Updated Privacy Notices

You can review the updated notices at any time by visiting: <https://mcbankny.com/privacy-policy>, or you may request a paper copy by calling 1-800-852-7632.

Our Commitment

Metropolitan Commercial Bank remains dedicated to:

- Protecting the confidentiality and security of your information.
- Complying with all federal and state privacy laws and regulations.
- Ensuring transparent disclosure of our privacy and data-sharing practices; and
- Notifying you of any material changes to how we handle your personal information.

Questions?

For more information, or if you have questions about this change or your account, please contact our customer service team at 1-800-852-7632, email us at contactcenter@mcbankny.com, or visit your nearest branch.

Thank you for your continued business and trust in Metropolitan Commercial Bank.

Sincerely,

Metropolitan Commercial Bank

FACTS

WHAT DOES METROPOLITAN COMMERCIAL BANK DO WITH YOUR PERSONAL INFORMATION?

Why? Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

What? The types of personal information we collect and share depend on the product or service you have with us. This information can include:

- ◆ Social Security number
- ◆ Account balances
- ◆ Transaction history
- ◆ Account transactions
- ◆ Checking account information
- ◆ Wire transfer instructions

When you are *no longer* our customer, we continue to share your information as described in this notice.

How? All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Metropolitan Commercial Bank chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Metropolitan Commercial Bank share?	Can you limit this sharing?
For our everyday business purposes - such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes - to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes - information about your transactions and experiences	No	We don't share
For our affiliates' everyday business purposes - information about your creditworthiness	No	We don't share
For nonaffiliates to market to you	No	We don't share

Questions? Call 1-800-852-7632 or go to www.mcbankny.com

What We Do	
How does Metropolitan Commercial Bank protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. We also maintain other physical, electronic and procedural safeguards to protect this information and we limit access to information to those employees for whom access is appropriate.
How does Metropolitan Commercial Bank collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> ◆ Open an account ◆ Apply for financing ◆ Provide account information ◆ Give us your contact information ◆ Show your driver's license We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only <ul style="list-style-type: none"> ◆ sharing for affiliates' everyday business purposes - information about your creditworthiness ◆ affiliates from using your information to market to you ◆ sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See below for more on your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and non-financial companies. ◆ <i>Metropolitan Commercial Bank does not share with our affiliates.</i>
Nonaffiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. ◆ <i>Metropolitan Commercial Bank does not share with nonaffiliates so they can market to you.</i>
Joint Marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. ◆ <i>Metropolitan Commercial Bank does not share with nonaffiliated financial companies for joint marketing.</i>

Other Important Information

For Alaska, Illinois, Maryland and North Dakota Customers. We will not share personal information with nonaffiliates either for them to market to you or for joint marketing - without your authorization.

For California Customers. We will not share personal information with nonaffiliates either for them to market to you or for joint marketing - without your authorization. We will also limit our sharing of personal information about you with our affiliates to comply with all California privacy laws that apply to us. Further, we may collect personally identifiable information about you through our website, including but not limited to your first and last name, home address, e-mail address, telephone number, or any other identifier that permits the physical or online contacting of a specific individual. If we change our privacy policy for our website, you will be notified as required by law.

For Massachusetts, Mississippi and New Jersey Customers. We will not share personal information from deposit or share relationships with nonaffiliates either for them to market to you or for joint marketing - without your authorization.

For Vermont Customers.

- ◆ We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.
- ◆ Additional information concerning our privacy policies can be found at www.mcbankny.com or call 1-800-852-7632.

Database: R52999900001
Report ID: MRI_BREC

MRI Bank Reconciliation
Hertz Investment Group LLC

Page: 1
Date: 1/26/2026
Time: 2:12 PM

Bank JS170-DB

Dollar Bank, PITT

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number: 56339
Reconciliation Date: 1/26/2026
Statement Ending Date: 12/31/2025

Opening Balance From Statement:	216.10
Less Cleared Withdrawals:	0.00
Add Cleared Deposits:	0.00
Less Bank Fees/Other Adjustments:	0.00
Add Interest Earned/Other Adjustments:	0.00
Research Adjustments:	0.00
Adjusted Bank Balance:	216.10
Ending Balance From Statement:	216.10
Difference:	0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
TOTAL:					0.00	0.00

GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 12/25

Ending Balance From Statement:		216.10
Outstanding Checks/Other Withdrawal Adjustments:		0.00
Less Outstanding Checks:	0.00	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		0.00
Add Deposits in Transit:	0.00	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Outstanding Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		<u>0.00</u>
Adjusted GL Balance:		216.10
GL Account Balance:		<u>216.10</u>
Difference:		0.00



HERTZ JACKSON CITY CENTRE, LLC
OPERATING
15303 VENTURA BLVD STE 800
SHERMAN OAKS CA 91403-3198

ACCOUNT NUMBER 2677526744
STATEMENT DATE 12/01/25 THRU 12/31/25
TREASURY MANAGEMENT PA
20 STANWIX ST
17TH FLOOR
(412) 261-4900

ACCOUNT SUMMARY				
	BALANCE LAST STATEMENT	DEPOSITS AND OTHER CREDITS	CHECKS AND OTHER DEBITS	BALANCE THIS STATEMENT
CHECKING	216.10	0.00	0.00	216.10

CHECKING ACTIVITY				
DATE	TRANSACTION DESCRIPTION	CARD #	DEBIT	CREDIT

NO ACTIVITY

BECAUSE THERE HAS BEEN NO ACTIVITY ON YOUR ACCOUNT FOR AT LEAST THREE MONTHS, YOU WILL RECEIVE YOUR STATEMENTS ANNUALLY IN THE FUTURE. IF ACTIVITY ON YOUR ACCOUNT RESUMES, YOU WILL ONCE AGAIN RECEIVE STATEMENTS MONTHLY.

IF THERE IS NO ACTIVITY ON YOUR ACCOUNT FOR TWELVE CONSECUTIVE MONTHS, YOU MAY BE SUBJECT TO A MONTHLY INACTIVITY FEE.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT YOUR BRANCH OFFICE.

Database: R52999900001
Report ID: MRI_BREC

MRI Bank Reconciliation
Hertz Investment Group LLC

Page: 1
Date: 1/26/2026
Time: 2:52 PM

Bank JS170-MT

Metropolitan Commercial Bank

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number: 56341
Reconciliation Date: 1/26/2026
Statement Ending Date: 12/31/2025

Opening Balance From Statement:	4,990.00
Less Cleared Withdrawals:	0.00
Add Cleared Deposits:	0.00
Less Bank Fees/Other Adjustments:	0.00
Add Interest Earned/Other Adjustments:	0.00
Research Adjustments:	0.00
Adjusted Bank Balance:	4,990.00
Ending Balance From Statement:	4,990.00
Difference:	0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
TOTAL:					0.00	0.00

GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 12/25

Ending Balance From Statement:		4,990.00
Outstanding Checks/Other Withdrawal Adjustments:		0.00
Less Outstanding Checks:	0.00	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		0.00
Add Deposits in Transit:	0.00	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Outstanding Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		<u>0.00</u>
Adjusted GL Balance:		4,990.00
GL Account Balance:		<u>4,990.00</u>
Difference:		0.00

December 01, 2025 - December 31, 2025

Account: *4168 (DDA 4168- HERTZ JACKSON CITY CENTRE)

Opening Ledger	\$1,451.22
Closing Ledger	\$1,451.22
Average Closing Ledger MTD	\$0.00
Average Closing Ledger YTD	\$22,593.00
Opening Available	\$1,451.22
Closing Available	\$1,451.22
Average Closing Available MTD	\$0.00
Average Closing Available YTD	\$22,593.00
Total Debits	\$0.00

Posted Date	Description	Check Number	Credit	Debit	Balance
12/11/2025	Payment LOAN PAYMENT			\$13,551.73	\$1,637.86
12/05/2025	ACH Withdrawal MCB COMML LOAN MCB PPD 033000000002258			\$29,426.57	\$15,189.59
12/02/2025	Domestic Wire Transfer WIRE FROM HERTZ JACKSON CITY CEN		\$43,000.00		\$44,616.16

Account: *4176 (DDA 4176- HERTZ JACKSON CITY CENTRE)

Opening Ledger	\$4,990.00
Closing Ledger	\$4,990.00
Average Closing Ledger MTD	\$0.00
Average Closing Ledger YTD	\$4,990.00
Opening Available	\$4,990.00
Closing Available	\$4,990.00
Average Closing Available MTD	\$0.00
Average Closing Available YTD	\$4,990.00
Total Debits	\$0.00

Payments to Interested Parties

July 1 - December 31, 2025

Accrual Basis

<u>Property</u>	<u>Management Fees - Hertz Investment Group</u>	<u>Security Service - Edifice Protection Group</u>
One Jackson Place	12,297	-
111 E. Capitol	24,881	-
City Centre	86,086	-
Prospero Building	39,102	-
Prospero Garage	9,527	-
909 Poydras	242,627	140,917
	<u>414,519</u>	<u>140,917</u>

**Loan to Value
December 31, 2025**

	Last Appraisal (Q2 2025)	Loan Balance@ 12.31.2025	LTV
111 E Capitol	3,650,000	7,994,244	219%
City Centre	6,100,000	5,291,145	87%
909 Poydras	45,400,000	42,108,762	93%

Hertz 909 Poydras, LLC
Twelve Month Trailing Report
For the period from January 01, 2025 through December 31, 2025

	Jan-2025	Feb-2025	Mar-2025	Apr-2025	May-2025	Jun-2025	Jul-2025	Aug-2025	Sep-2025	Oct-2025	Nov-2025	Dec-2025	Total
Operating Income													
Rent	709,039	678,422	679,863	731,499	690,349	659,786	698,464	700,382	702,269	701,054	705,327	706,990	8,363,444
Operating Expense Recovery	28,834	29,333	27,571	33,786	31,372	27,042	19,022	33,818	24,424	30,817	28,431	28,402	342,852
Parking	89,923	132,915	74,155	154,022	77,661	93,270	86,363	90,802	100,167	90,802	109,199	73,062	1,172,341
Other Rental/Sales Income	3,666	8,198	7,697	7,922	1,696	18,423	4,703	4,399	(8,324)	7,419	5,551	4,747	66,097
Other Income	759	1,387	2,056	1,954	10,540	2,457	2,854	3,209	7,942	345	296	279	34,078
Total Income	832,221	850,255	791,342	929,183	811,618	800,978	811,406	832,610	826,478	830,437	848,804	813,480	9,978,812
Expenses													
Cleaning/Janitorial	49,389	48,872	45,571	49,163	48,850	47,554	55,776	60,468	45,219	54,009	48,101	51,804	604,776
Repair & Maintenance	17,030	29,042	84,746	42,068	18,641	31,383	28,102	49,483	27,356	30,655	22,240	142,122	522,868
Utilities	55,265	55,917	61,731	61,618	53,163	73,347	65,414	72,008	76,150	64,358	59,879	63,461	762,311
CAM	1,511	1,512	1,521	2,957	1,657	1,657	1,708	1,608	1,657	1,664	1,664	1,547	20,656
Parking	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	22,717	22,601	18,264	24,652	22,774	22,178	22,213	27,302	24,271	17,655	14,482	39,694	278,803
Employee Payroll and Benefits	54,159	50,809	55,491	51,768	54,052	54,798	53,447	52,987	54,037	56,745	50,993	94,858	684,144
General and Administrative	10,120	13,972	23,809	15,584	12,351	11,806	12,797	10,978	32,476	11,024	12,794	47,600	215,311
Management Fee	40,399	37,448	37,827	38,219	52,096	38,746	41,048	44,743	37,668	45,839	37,054	39,276	490,363
Property and Business Taxes	66,435	77,774	66,435	66,435	66,435	66,435	66,435	66,435	66,435	66,435	66,435	66,435	808,559
Insurance	40,761	40,761	40,761	40,761	40,761	40,761	40,761	40,761	20,538	34,158	35,615	34,158	450,557
Total Operating Expenses	357,786	378,708	436,156	393,225	370,780	388,665	387,701	426,773	385,807	382,535	349,257	580,955	4,838,348
Net Operating Income / (Loss)	474,435	471,547	355,186	535,958	440,838	412,313	423,705	405,837	440,671	447,902	499,547	232,525	5,140,464

	12 Month DSCR
12 Month Revenue (Jan, 2025 to Dec, 2025)	9,978,812.00
Free Rent Funding from prior 12 months (thru Dec, 2025) Per Sch 6	-
Adjusted Revenues	9,978,812.00
TTM Month Expense	4,838,348.00
Capital Reserves	81,773.52
Rollover reserves	545,157.00
Adjusted TTM Month Expense	5,465,278.52
Adjusted 12 Month NOI	4,513,533.48
	DSCR
Total Debt:	50,000,000
Blended Rate:	5.1400%
Debt Service to Date, Annualized	3,272,462
Total Period DSCR:	1.38

EXHIBIT D
FORM OF DSCR COMPLIANCE CERTIFICATE

Reference is hereby made to that certain Loan Agreement (the "Loan Agreement") dated as of January 5, 2021 by and between HERTZ JACKSON CITY CENTRE, LLC ("Borrower") and METROPOLITAN COMMERCIAL BANK ("Lender"). Capitalized terms not defined herein shall have the meaning given to such terms in the Loan Agreement.

In accordance with the terms of Section 5.34 of the Loan Agreement, Borrower hereby represents to Lender that the following calculation of the Debt Service Coverage Ratio (DSCR) is true, complete and correct in all respects:

	<u>Measure ment Period</u> 12 Months	<u>Period Ending</u> Dec 2025
Minimum Debt Service Coverage Ratio (DSCR)		
Calculation:		
1. Gross Revenue derived from the Project during the trailing twelve [12]-[6]month period immediately preceding the date hereof (the "Measurement Period")	\$3,843,752	
<i>Less:</i>		
The sum of:		
• Actual operating expenses for the Project for the applicable Measurement Period less the actual management fee paid by Borrower during such period	\$2,152,304	
• Management fee equal to the greater of (x) the actual management fee paid by Borrower during such period and (y) 3% of effective gross income from Tenants	\$159,496	
• Greater of (x) the Actual Economic Vacancy or (y) the General Vacancy	\$816,850	
• Replacement reserve equal to \$0.20 per square foot	\$53,384	
<i>Net Operating Income</i>	\$661,718	
2. Debt Service for the applicable Measurement Period:	\$402,758	
Debt Service Coverage Ratio = 1 ÷ 2	1.64	

Borrower further certifies to Lender that the representations, warranties and covenants set forth in the Loan Agreement are true and correct in all material respects as of the date of this Compliance Certificate and no Default or Event of Default has occurred and is continuing.

EXHIBIT D
FORM OF DSCR COMPLIANCE CERTIFICATE

Reference is hereby made to that certain Loan Agreement (the "Loan Agreement") dated as of January 5, 2021 by and between HERTZ JACKSON FOUR, LLC ("Borrower") and METROPOLITAN COMMERCIAL BANK ("Lender"). Capitalized terms not defined herein shall have the meaning given to such terms in the Loan Agreement.

In accordance with the terms of Section 5.34 of the Loan Agreement, Borrower hereby represents to Lender that the following calculation of the Debt Service Coverage Ratio (DSCR) is true, complete and correct in all respects:

	<u>Measurement Period</u> 12 Months	<u>Period Ending</u> Dec 2025
Minimum Debt Service Coverage Ratio (DSCR)		
Calculation:		
1. Gross Revenue derived from the Project during the trailing twelve [12] month period immediately preceding the date hereof (the "Measurement Period")	\$3,736,981	
Less:		
The sum of:		
• Actual operating expenses for the Project for the applicable Measurement Period less the actual management fee paid by Borrower during such period	\$1,159,879	
• Management fee equal to the greater of (x) the actual management fee paid by Borrower during such period and (y) 3% of effective gross income from Tenants	\$46,911	
• Greater of (x) the Actual Economic Vacancy or (y) the General Vacancy	\$2,975,852	
• Replacement reserve equal to \$0.20 per square foot	\$37,663	
<i>Net Operating Income</i>	-\$483,324	
2. Debt Service for the applicable Measurement Period:	\$481,631	
Debt Service Coverage Ratio = 1 ÷ 2	-1.00	

Borrower further certifies to Lender that the representations, warranties and covenants set forth in the Loan Agreement are true and correct in all material respects as of the date of this Compliance Certificate and no Default or Event of Default has occurred and is continuing.

Database: R52999900001
 Bldg Status: Active only
 JS140 Hertz Jackson Four, LLC

Rent Roll
 111 East Capitol Street
 2/28/2026

Page: 1
 Date: 2/26/2026
 Time: 1:05 PM

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----		
										Cat	Date	Monthly Amount PSF

Vacant Suites

JS140 0101	Vacant			8,670								
JS140 0101A	Vacant			3,504								
JS140 0102	Vacant			6,686								
JS140 0125	Vacant			860								
JS140 0230	Vacant			861								
JS140 0240	Vacant			2,928								
JS140 0255	Vacant			1,433								
JS140 0290	Vacant			5,222								
JS140 0350	Vacant			35,149								
JS140 0400	Vacant			3,348								
JS140 0440	Vacant			3,890								
JS140 0450	Vacant			2,758								
JS140 0455	Vacant			2,454								
JS140 0480	Vacant			721								
JS140 0485	Vacant			1,316								
JS140 0500	Vacant			18,199								
JS140 0550	Vacant			17,318								
JS140 0600	Vacant			18,155								
JS140 0650	Vacant			8,796								
JS140 0675	Vacant			9,198								

Occupied Suites

Database: R52999900001
 Bldg Status: Active only
 NO110 Hertz 909 Poydras, LLC

Rent Roll
 909 Poydras Street
 2/28/2026

Page: 2
 Date: 2/26/2026
 Time: 1:05 PM

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount PSF	
NO110 2810	Vacant			913									
NO110 2910	Vacant			1,597									
NO110 2925	Vacant			1,192									
NO110 3000	Vacant			6,821									
NO110 3075	Vacant			1,384									
NO110 3500	Vacant			12,866									
NO110 3700	Vacant			5,999									

Occupied Suites

NO110 0100	BankPlus	4/1/2016	3/31/2026	10,188	15,069.75	17.75	737.38			BRA	4/1/2026	0.00	0.00
NO110 0125	City Greens	9/1/2019	3/31/2027	2,130	3,905.00	22.00	123.04						
NO110 0130	Refreshment Solutions LLC	4/1/2022	3/31/2024	80									
NO110 0140	Blanchard and Company Inc	1/1/2024	2/28/2030	1,191	1,935.38	19.50	9.78			BRO	1/1/2027	1,985.00	20.00
NO110 0150	Blanchard and Company Inc	1/1/2024	2/28/2030	3,310	5,378.75	19.50	27.21			BRO	1/1/2027	5,516.67	20.00
NO110 1000	McCranie Sistrunk Anzelmo etal	12/1/2021	7/31/2024	12,450	19,453.12	18.75	1,273.89						
NO110 1075	Fox-Nesbit Engineering LLC	10/1/2023	1/31/2029	2,936	4,771.00	19.50	24.11			BRO	10/1/2026	4,893.33	20.00
NO110 1100	Moses Engineers, Inc.	3/1/2022	2/28/2027	5,523	8,629.69	18.75	306.05			BRO	3/1/2026	8,744.75	19.00
NO110 1150	Robert Half International, Inc	6/1/2024	8/31/2027	4,701	7,835.00	20.00	36.17			BRO	6/1/2026	8,030.88	20.50
NO110 1200	Jacobs Engineering Group, Inc.	12/1/2024	11/30/2029	2,913	4,976.38	20.50				BRO	12/1/2026	5,097.75	21.00
										BRO	12/1/2027	5,219.13	21.50
NO110 1225	Scott Vicknair LLC	4/1/2024	1/31/2030	6,135	10,097.19	19.75	48.16			BRO	2/1/2028	10,225.00	20.00
NO110 1230	Scott Vicknair LLC	7/1/2025	1/31/2030	2,901	4,774.56	19.75				BRA	7/1/2026	-4,774.56	-19.75
										BRA	1/1/2027	0.00	0.00
										BRO	1/1/2028	4,835.00	20.00
NO110 1240	The Pastor Group LLC	8/1/2020	10/31/2027	1,643	2,806.79	20.50	157.91		87.00	BRO	11/1/2026	2,875.25	21.00

Database: R52999900001
 Bldg Status: Active only
 NO110 Hertz 909 Poydras, LLC

Rent Roll
 909 Poydras Street
 2/28/2026

Page: 3
 Date: 2/26/2026
 Time: 1:05 PM

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
NO110 1250	Weiler & Rees, LLC	8/1/2024	9/30/2027	2,519	4,040.89	19.25				BRO	9/1/2026	4,198.33	20.00
NO110 1300	Raymond James & Associates	1/1/2020	12/31/2026	20,239	34,996.60	20.75	1,600.60						
NO110 1400	Middleberg Riddle Group	11/1/2021	10/31/2031	10,479	16,591.75	19.00	828.74			BRO	11/1/2027	17,465.00	20.00
NO110 1425	New Orleans Community Support Fou	11/1/2025	1/31/2026	3,363	4,203.75	15.00							
NO110 1450	Consulate General of France	10/1/2019	9/30/2031	2,620	4,694.17	21.50	187.18		670.00	BRO	10/1/2027	4,803.33	22.00
										BRO	12/1/2029	4,912.50	22.50
NO110 1475	Hertz - Property Management	9/1/2017	12/31/2050	3,470	8,760.00	30.29							
NO110 1500	Breazeale Sachase & Wilson LLP	1/1/2024	3/31/2029	13,983	22,722.37	19.50	107.65			BRO	1/1/2027	23,305.00	20.00
NO110 1600	Schonekas Evans McGoey McEachi	3/1/2023	8/31/2026	10,965	17,598.69	19.26	90.14						
NO110 1625	Alvendia, Kelly & Demarest,LLC	7/1/2023	10/31/2028	6,558	10,246.88	18.75	43.62			BRO	8/1/2026	10,520.13	19.25
NO110 1700	BankPlus	4/1/2016	3/31/2026	13,117	19,402.23	17.75	949.38						
NO110 1717	BankPlus	4/1/2016	3/31/2026	2,015	2,980.52	17.75	145.83						
NO110 1750	BankPlus	4/1/2016	3/31/2026	2,675	3,956.77	17.75	193.62						
NO110 1780	BankPlus	4/1/2016	3/31/2026	2,422	3,582.54	17.75	175.31						
NO110 1800	Garrison Yount Forte & Mulcahy	11/1/2022	2/28/2027	5,088	8,268.00	19.50	281.98						
NO110 1820	Garrison Yount Forte & Mulcahy	11/1/2022	2/28/2027	1,273	2,068.63	19.50	70.55						
NO110 1825	Spears & Spears LLC	7/1/2024	12/31/2026	1,872	2,964.00	19.00	104.21						
NO110 1850	Department of Justice	11/1/2024	8/31/2029	4,077	7,792.61	22.94			930.00				
NO110 1860	Herman Herman & Katz LLC	9/15/2023	10/31/2026	5,670	9,331.87	19.75	44.52						
NO110 1865	Garrison Yount Forte & Mulcahy	11/1/2022	2/28/2027	1,209	1,964.63	19.50	67.22						
NO110 2000	United Utility (assignee) Akerman LLP	7/1/2018	6/30/2028	10,802	17,328.21	19.25	779.16			BRO	7/1/2027	18,003.33	20.00
NO110 2025	Kean Miller	3/11/2025	10/31/2027	3,852	6,420.00	20.00	54.55						
NO110 2050	Department of Justice	9/1/2024	8/31/2029	5,609	10,952.30	23.43			1,670.00				

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										Cat	Date	Monthly Amount	PSF
NO110 2100	Baron & Budd PC	9/1/2023	10/31/2028	2,346	4,007.75	20.50	19.28			BRO	9/1/2026	4,056.62	20.75
NO110 2120	LAZ Parking Louisiana LLC	3/1/2023	2/28/2026	1,339	2,064.29	18.50	10.98						
NO110 2150	Silbert & Garon LLP	3/1/2022	2/28/2023	3,195	4,659.38	17.50	1.78						
NO110 2170	Building Conference Facility	12/30/2013	12/31/2013	2,207									
NO110 2190	Houston Energy LP	3/1/2025	2/29/2028	1,923	3,044.75	19.00				BRO	3/1/2026	3,084.81	19.25
										BRO	3/1/2027	3,205.00	20.00
NO110 2195	The Gori Law Firm PC	8/1/2024	7/31/2026	1,917	3,354.75	21.00	106.70						
NO110 2200	Marigny Capital Services, LLC	5/1/2022	6/30/2028	4,148	6,826.92	19.75	229.89			BRO	11/1/2026	6,999.75	20.25
NO110 2230	Marigny Capital Services, LLC	5/1/2022	6/30/2028	7,088	11,665.67	19.75	392.83			BRO	11/1/2026	11,961.00	20.25
NO110 2250	John Fuller	7/1/2021	11/30/2026	3,394	5,656.67	20.00	268.43						
NO110 2260	Cobbs Allen and Hall Inc (frmly First Ir	6/1/2024	5/31/2026	2,392	4,385.33	22.00	193.79						
NO110 2270	Marigny Capital Services, LLC	5/1/2022	6/30/2028	1,883	3,099.10	19.75	104.24			BRO	11/1/2026	3,177.56	20.25
NO110 2280	Marigny Capital Services, LLC	5/1/2022	6/30/2028	817	1,344.65	19.75	45.29			BRO	11/1/2026	1,378.69	20.25
NO110 2300	Blanchard and Company Inc	1/1/2024	2/28/2030	7,738	12,574.25	19.50	63.62			BRO	1/1/2027	12,896.67	20.00
NO110 2325	Brooks Gelpi Haase LLC sii to Villa de	4/1/2024	5/31/2027	4,348	7,065.50	19.50	34.14			BRO	6/1/2026	7,246.66	20.00
NO110 2350	Barrasso Usdin Kupperman etal	1/1/2019	12/31/2030	4,870	8,116.67	20.00	461.72			BRO	1/1/2027	8,319.58	20.50
										BRO	1/1/2029	8,522.50	21.00
NO110 2400	Barrasso Usdin Kupperman etal	1/1/2019	12/31/2030	18,377	30,628.33	20.00	1,742.35			BRO	1/1/2027	31,394.04	20.50
										BRO	1/1/2029	32,159.75	21.00
NO110 2410	Barrasso Usdin Kupperman etal	1/1/2019	12/31/2030	265	441.67	20.00	25.12			BRO	1/1/2027	452.71	20.50
										BRO	1/1/2029	463.75	21.00
NO110 2425	Barrasso Usdin Kupperman-Exp B	1/1/2019	12/31/2030	1,400	2,333.33	20.00	132.73			BRO	1/1/2027	2,391.67	20.50
										BRO	1/1/2029	2,450.00	21.00
NO110 2500	Stanley, Flanagan & Reuter,LLC	6/1/2025	8/31/2028	12,451	19,714.08	19.00				BRA	6/1/2026	-19,973.47	-19.25
										BRA	7/1/2026	0.00	0.00
										BRA	6/1/2027	-20,492.27	-19.75
										BRA	7/1/2027	0.00	0.00

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										Cat	Date	Monthly Amount	PSF
										BRO	6/1/2026	19,973.47	19.25
										BRO	6/1/2027	20,492.27	19.75
NO110 2550	Stanley, Flanagan & Reuter, LLC	6/1/2025	8/31/2028	4,116	6,517.00	19.00				BRA	6/1/2026	-6,602.75	-19.25
										BRA	7/1/2026	0.00	0.00
										BRA	6/1/2027	-6,774.25	-19.75
										BRA	7/1/2027	0.00	0.00
										BRO	6/1/2026	6,602.75	19.25
										BRO	6/1/2027	6,774.25	19.75
NO110 2570	Berney L. Strauss, APLC dba Strauss	12/1/2025	3/31/2031	2,660	4,211.67	19.00				BRA	3/1/2026	0.00	0.00
										BRA	2/1/2027	-4,322.50	-19.50
										BRA	3/1/2027	0.00	0.00
										BRO	2/1/2027	4,322.50	19.50
										BRO	4/1/2028	4,544.17	20.50
										BRO	4/1/2029	4,658.33	21.02
										BRO	4/1/2030	4,765.83	21.50
NO110 2600	Sullivan Stolier LC	10/1/2024	9/30/2026	4,879	8,538.25	21.00	270.39						
NO110 2620	Evangeline Securities LLC	5/1/2020	9/30/2027	2,684	4,249.66	19.00	254.30			BRO	10/1/2026	4,361.50	19.50
NO110 2650	Alliant Insurance Services Inc	5/1/2025	4/30/2027	5,627	8,909.42	19.00							
NO110 2700	Sher Garner Cahill Richter	1/1/2018	12/31/2027	20,766	32,135.39	18.57	1,492.09						
NO110 2800	Sher Garner Cahill Richter	1/1/2018	12/31/2027	11,426	17,681.74	18.57	820.98						
NO110 2825	Sher Garner Cahill Richter	8/1/2019	12/31/2027	82	126.90	18.57	5.84						
NO110 2850	KPMG, LLP	7/1/2020	2/29/2032	7,492	13,111.00	21.00	710.17			BRO	7/1/2026	13,423.17	21.50
										BRO	7/1/2028	13,735.33	22.00
NO110 2900	UBS Financial Services Inc	4/1/2022	8/31/2032	9,799	16,331.67	20.00	543.76			BRO	4/1/2026	16,739.96	20.50
										BRO	4/1/2028	17,148.25	21.00
										BRO	4/1/2030	17,556.54	21.50
NO110 2950	Glago Law Firm / Klotz & Early	9/1/2023	12/31/2029	6,057	9,337.87	18.50	47.09			BRO	1/1/2027	9,590.25	19.00
										BRO	1/1/2028	9,842.63	19.50
NO110 3025	Beau Box New Orleans LLC	5/1/2023	7/31/2026	5,877	9,427.69	19.25	48.32						
NO110 3050	Evans-Graves Engineers Inc	2/1/2026	1/31/2027	5,875	9,550.00	19.51	423.80			BRA	7/1/2026	-3,716.04	-7.59
										BRA	8/1/2026	0.00	0.00
NO110 3100	PricewaterhouseCoopers LLP	5/1/2025	4/30/2028	7,851	12,921.44	19.75	641.71			BRO	5/1/2026	13,085.00	20.00
										BRO	5/1/2027	13,248.56	20.25

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										Cat	Date	Monthly Amount PSF	
NO110 3150	Stone Pigman Walther Wittmann	8/1/2017	10/31/2032	8,510	14,892.50	21.00				BRO	11/1/2027	15,601.67	22.00
										BRO	11/1/2029	16,310.83	23.00
NO110 3200	Stone Pigman Walther Wittmann	8/1/2017	10/31/2032	17,119	29,958.25	21.00	3,071.54			BRO	11/1/2027	31,384.83	22.00
										BRO	11/1/2029	32,811.42	23.00
NO110 3300	Stone Pigman Walther Wittmann	8/1/2017	10/31/2032	17,119	29,958.25	21.00				BRO	11/1/2027	31,384.83	22.00
										BRO	11/1/2029	32,811.42	23.00
NO110 3400	Kean Miller	10/27/2013	10/31/2028	16,731	30,673.50	22.00	1,220.42			BRO	4/1/2026	32,067.75	23.00
NO110 3600	Kean Miller	10/27/2013	10/31/2028	13,875	25,437.50	22.00	1,012.09			BRO	4/1/2026	26,593.75	23.00
NO110 LIC01	Level 3 Communications LLC	3/1/2020	2/28/2025	0					1,125.41				
NO110 ST213	Advantage Capital Management	7/1/2014	11/30/2021	0					45.84				
NO110 ST312	Silbert & Garon, LLP	6/1/2002	12/31/2050	0					53.00				
NO110 ST315	Advantage Capital Management	7/1/2014	11/30/2021	0					53.33				
NO110 ST407	BLDG MGMT-Wallcovering Stg	12/30/2013	12/31/2013	0									
NO110 ST411	Moses Engineers, Inc.	12/1/2021	2/28/2027	0					60.00				
NO110 ST412	Garrison Yount Forte & Mulcahy	6/18/2004	12/31/2050	0					60.00				
NO110 ST414	KPMG, LLP	7/1/2020	2/29/2032	0					31.50				
NO110 ST415	Sher Garner Cahill Richter...	1/1/2002	12/31/2050	0					60.00				
NO110 ST514	Advantage Capital Management	7/1/2014	11/30/2021	0					36.00				
NO110 ST615	Silbert & Garon, LLP	11/1/2001	12/31/2050	0					53.00				
NO110 ST711	Breazeale, Sachse & Wilson LLP	1/1/2024	3/31/2029	0					70.00				
NO110 ST713	BLDG MGMT - Car Wash	12/30/2013	12/31/2013	0									
NO110 STRMEZ	Blanchard and Company Inc	1/1/2024	2/28/2030	1,071	981.75	11.00	8.79						
NO110 TEL02	Skycom 1	12/30/2013	12/31/2013	0					325.00				
NO110 TEL03	Cox Communications La., L.L.C.	11/1/2010	10/31/2015	0					425.00				

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										Cat	Date	Monthly Amount

Vacant Suites

JS170 0110	Vacant			1,782								
JS170 0120	Vacant			437								
JS170 0300	Vacant			15,543								
JS170 0400	Vacant			14,964								
JS170 0425	Vacant			1,000								
JS170 0425A	Vacant			1,200								
JS170 0800	Vacant			11,369								
JS170 0900	Vacant			11,369								

Occupied Suites

JS170 0100	MS Dept of Human Services	1/1/2019	6/30/2039	4,284	5,355.00	15.00				BRO	7/1/2029	5,712.00	16.00
										BRO	7/1/2034	5,890.50	16.50
JS170 0200	GSA Federal Public Defender	5/12/2018	5/11/2028	8,962	15,076.21	20.19							
JS170 0225	Hertz Management Office	10/1/2015	9/30/2025	1,999	3,446.61	20.69							
JS170 0410	Hertz Conference Room	10/1/2015	9/30/2025	2,486	3,314.66	16.00							
JS170 0500	MS Dept of Human Services	1/1/2024	6/30/2039	16,873	21,091.25	15.00				BRO	7/1/2029	22,497.33	16.00
										BRO	7/1/2034	23,200.38	16.50
JS170 0525	MS Dept of Human Services	1/1/2024	6/30/2039	3,481	4,351.25	15.00				BRO	7/1/2029	4,641.33	16.00
										BRO	7/1/2034	4,786.38	16.50
JS170 0550	MS Dept of Human Services	1/1/2024	6/30/2039	4,629	5,786.25	15.00				BRO	7/1/2029	6,172.00	16.00
										BRO	7/1/2034	6,364.88	16.50
JS170 0600	MS Dept of Human Services	7/1/2019	6/30/2039	11,369	14,211.25	15.00				BRO	7/1/2029	15,158.67	16.00
										BRO	7/1/2034	15,632.38	16.50
JS170 0700	MS Dept of Human Services	1/1/2019	6/30/2039	11,369	14,211.25	15.00				BRO	7/1/2029	15,158.67	16.00
										BRO	7/1/2034	15,632.38	16.50
JS170 1000	USA International Ballet Competition	3/13/2023	3/13/2024	11,369									
JS170 ROOF	Level 3 Communications	6/1/2021	5/31/2026	0					1,350.61				

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										Cat	Date	Monthly Amount	PSF

Totals:	Occupied Sqft:	57.12%	10 Units	76,821	86,843.73		0.00		1,350.61				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:	42.88%	8 Units	57,664									
	Total Sqft:		18 Units	134,485	86,843.73								

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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JS140-011728	Robinson Financial	Master Occupant Id: 00000084-5 0275 Current	Day Due: 1	Delq Day:
			Last Payment:	1/5/2026 3,930.39

6/1/2025	RRT	Recoveries Estimates - RE Tax	CH	0.04	0.00	0.00	0.00	0.00	0.04
6/6/2025	RMI	Recoveries Estimates - Pools	CH	293.98	0.00	0.00	0.00	0.00	293.98
6/6/2025	RPY	Recovery PY Reconciliation -	NC	-179.94	0.00	0.00	0.00	0.00	-179.94
6/6/2025	RRT	Recoveries Estimates - RE Tax	NC	-66.36	0.00	0.00	0.00	0.00	-66.36
6/6/2025	RTP	Recovery PY Recon - RE Taxes	NC	-132.74	0.00	0.00	0.00	0.00	-132.74
6/20/2025	MLT	Late Charges	CH	87.87	0.00	0.00	0.00	0.00	87.87
6/20/2025	MLT	Late Charges	CH	87.86	0.00	0.00	0.00	0.00	87.86
6/20/2025	MLT	Late Charges	CH	12.03	0.00	0.00	0.00	0.00	12.03
6/30/2025	XLB	Transfer balance to new lease	NC	-8.55	0.00	0.00	0.00	0.00	-8.55
8/28/2025	MLT	Late Charges	CH	87.86	0.00	0.00	0.00	0.00	87.86
8/28/2025	MLT	Late Charges	CH	87.86	0.00	0.00	0.00	0.00	87.86
9/1/2025	RMI	Recoveries Estimates - Pools	CH	75.81	0.00	0.00	0.00	75.81	0.00
10/1/2025	BRO	Base Rent	CH	1,757.29	0.00	0.00	1,757.29	0.00	0.00
10/1/2025	RMI	Recoveries Estimates - Pools	CH	75.81	0.00	0.00	75.81	0.00	0.00
10/21/2025	MLT	Late Charges	CH	87.86	0.00	87.86	0.00	0.00	0.00
10/21/2025	MLT	Late Charges	CH	87.86	0.00	87.86	0.00	0.00	0.00
11/1/2025	BRO	Base Rent	CH	1,757.29	0.00	1,757.29	0.00	0.00	0.00
11/1/2025	PMP	Parking Billed to Tenants	CH	170.00	0.00	170.00	0.00	0.00	0.00
11/1/2025	RMI	Recoveries Estimates - Pools	CH	75.81	0.00	75.81	0.00	0.00	0.00
12/1/2025	BRO	Base Rent	CH	1,757.29	1,757.29	0.00	0.00	0.00	0.00
12/1/2025	PMP	Parking Billed to Tenants	CH	170.00	170.00	0.00	0.00	0.00	0.00
12/1/2025	RMI	Recoveries Estimates - Pools	CH	75.81	75.81	0.00	0.00	0.00	0.00

BRO	Base Rent			5,271.87	1,757.29	1,757.29	1,757.29	0.00	0.00
MLT	Late Charges			539.20	0.00	175.72	0.00	0.00	363.48
PMP	Parking Billed to Tenants			340.00	170.00	170.00	0.00	0.00	0.00
RMI	Recoveries Estimates - Pools for All			597.22	75.81	75.81	75.81	75.81	293.98
RPY	Recovery PY Reconciliation - Pools			-179.94	0.00	0.00	0.00	0.00	-179.94
RRT	Recoveries Estimates - RE Tax			-66.32	0.00	0.00	0.00	0.00	-66.32
RTP	Recovery PY Recon - RE Taxes			-132.74	0.00	0.00	0.00	0.00	-132.74
XLB	Transfer balance to new lease gene			-8.55	0.00	0.00	0.00	0.00	-8.55

Robinson Financial Total: 6,360.74 2,003.10 2,178.82 1,833.10 75.81 269.91

JS140-010943	Securitas Security Services US	Master Occupant Id: 002924-4 0290 Inactive	Day Due:	Delq Day:
			Last Payment:	2/11/2026 292.61

1/1/2025	PMP	Parking Billed to Tenants	CH	29.41	0.00	0.00	0.00	0.00	29.41
10/1/2025	BRO	Base Rent	CH	5,973.58	0.00	0.00	5,973.58	0.00	0.00
10/1/2025	PMP	Parking Billed to Tenants	CH	1,020.00	0.00	0.00	1,020.00	0.00	0.00

BRO	Base Rent			5,973.58	0.00	0.00	5,973.58	0.00	0.00
PMP	Parking Billed to Tenants			1,049.41	0.00	0.00	1,020.00	0.00	29.41

Securitas Security Services US Total: 7,022.99 0.00 0.00 6,993.58 0.00 29.41

JS140-011711	Office of Inspector General-GS	Master Occupant Id: 002928-3 0425 Current	Day Due:	Delq Day:
			Last Payment:	2/2/2026 5,392.01

BCP	CPI Cumulative Adjustment			0.00	0.00	0.00	0.00	0.00	0.00
PMP	Parking Billed to Tenants			0.00	0.00	0.00	0.00	0.00	0.00

Office of Inspector General-GS Total: 0.00 0.00 0.00 0.00 0.00 0.00

Prepaid: -1,210.24

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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Balance: -1,210.24

JS140-008300	GSA-US Marshals		Master Occupant Id: 002931-2 0451 Current			Day Due: Last Payment:	Delq Day: 2/2/2026	23,417.73
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12/1/2025	BCP CPI Cumulative Adjustment	CH	1,010.96	1,010.96	0.00	0.00	0.00	0.00
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	BCP CPI Cumulative Adjustment		1,010.96	1,010.96	0.00	0.00	0.00	0.00
	MMI Miscellaneous Income		0.00	0.00	0.00	0.00	0.00	0.00

GSA-US Marshals Total: 1,010.96 1,010.96 0.00 0.00 0.00 0.00

Prepaid: -419.94
Balance: 591.02

JS140-002932	Jackson Four, LLC		Master Occupant Id: 002932-1 0103 Current			Day Due: Last Payment:	Delq Day:	
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11/1/2025	MRE Management Office Expense	NC	-384.00	0.00	-384.00	0.00	0.00	0.00
11/1/2025	MRR Management Office Rents	CH	384.00	0.00	384.00	0.00	0.00	0.00
12/1/2025	MRE Management Office Expense	NC	-384.00	-384.00	0.00	0.00	0.00	0.00
12/1/2025	MRR Management Office Rents	CH	384.00	384.00	0.00	0.00	0.00	0.00

	MRE Management Office Expense		-768.00	-384.00	-384.00	0.00	0.00	0.00
	MRR Management Office Rents		768.00	384.00	384.00	0.00	0.00	0.00

Jackson Four, LLC Total: 0.00 0.00 0.00 0.00 0.00 0.00

JS140-005069	VYVX, Inc.(Williams Comm., LLC)		Master Occupant Id: 002935-2 0248 Current			Day Due: Last Payment:	Delq Day: 2/10/2026	11,448.00
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12/1/2024	BRO Base Rent	CH	8,235.50	0.00	0.00	0.00	0.00	8,235.50
12/1/2024	OAT Other Rental - Antenna and T	CH	45.00	0.00	0.00	0.00	0.00	45.00
12/1/2024	RMI Recoveries Estimates - Pools	CH	67.24	0.00	0.00	0.00	0.00	67.24
11/17/2025	EUE Contra Exp - Electricity Gener	CH	6,432.00	6,432.00	0.00	0.00	0.00	0.00

	BRO Base Rent		8,235.50	0.00	0.00	0.00	0.00	8,235.50
	EUE Contra Exp - Electricity General		6,432.00	6,432.00	0.00	0.00	0.00	0.00
	OAT Other Rental - Antenna and Telecor		45.00	0.00	0.00	0.00	0.00	45.00
	PMP Parking Billed to Tenants		0.00	0.00	0.00	0.00	0.00	0.00
	RMI Recoveries Estimates - Pools for All		67.24	0.00	0.00	0.00	0.00	67.24

VYVX, Inc.(Williams Comm., LLC) Total: 14,779.74 6,432.00 0.00 0.00 0.00 8,347.74

Prepaid: -8,535.50
Balance: 6,244.24

JS140-011721	Volkert, Inc.		Master Occupant Id: 002939-4 0250 Current			Day Due: Last Payment:	Delq Day: 1/30/2026	5,400.02
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	BRO Base Rent		0.00	0.00	0.00	0.00	0.00	0.00
	PMP Parking Billed to Tenants		0.00	0.00	0.00	0.00	0.00	0.00
	POB Parking - Other Billed to Tenants		0.00	0.00	0.00	0.00	0.00	0.00
	RMI Recoveries Estimates - Pools for All		0.00	0.00	0.00	0.00	0.00	0.00

Volkert, Inc. Total: 0.00 0.00 0.00 0.00 0.00 0.00

Prepaid: -5,400.02
Balance: -5,400.02

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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JS140-011107	Southern Poverty Law Center	Master Occupant Id: 002940-5 0280 Current	Day Due: Last Payment:	Delq Day: 1/30/2026	12,430.41
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BRO	Base Rent	0.00	0.00	0.00	0.00	0.00	0.00
PMP	Parking Billed to Tenants	0.00	0.00	0.00	0.00	0.00	0.00
POB	Parking - Other Billed to Tenants	0.00	0.00	0.00	0.00	0.00	0.00
RMI	Recoveries Estimates - Pools for All	0.00	0.00	0.00	0.00	0.00	0.00

Southern Poverty Law Center Total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid:	-12,430.41						
Balance:	-12,430.41						

JS140-010496	Contact Network. Inc.	Master Occupant Id: 002942-2 0470 Current	Day Due: Last Payment:	Delq Day: 2/11/2026	6,085.10
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11/17/2025	EUE	Contra Exp - Electricity Gener	CH	2,095.20	2,095.20	0.00	0.00	0.00	0.00
12/1/2025	PMP	Parking Billed to Tenants	CH	85.00	85.00	0.00	0.00	0.00	0.00

BRO	Base Rent	0.00	0.00	0.00	0.00	0.00	0.00
EUE	Contra Exp - Electricity General	2,095.20	2,095.20	0.00	0.00	0.00	0.00
PMP	Parking Billed to Tenants	85.00	85.00	0.00	0.00	0.00	0.00

Contact Network. Inc. Total:	2,180.20	2,180.20	0.00	0.00	0.00	0.00	0.00
Prepaid:	-2,007.90						
Balance:	172.30						

JS140-007560	Netlink Voice, LLC	Master Occupant Id: 003256-2 0238 Current	Day Due: Last Payment:	Delq Day: 12/30/2025	4,779.24
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BRO	Base Rent	0.00	0.00	0.00	0.00	0.00	0.00
PMP	Parking Billed to Tenants	0.00	0.00	0.00	0.00	0.00	0.00
RMI	Recoveries Estimates - Pools for All	0.00	0.00	0.00	0.00	0.00	0.00

Netlink Voice, LLC Total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid:	-1,593.08						
Balance:	-1,593.08						

BCP	CPI Cumulative Adjustment	1,010.96	1,010.96	0.00	0.00	0.00	0.00
BRO	Base Rent	19,480.95	1,757.29	1,757.29	7,730.87	0.00	8,235.50
EUE	Contra Exp - Electricity General	8,527.20	8,527.20	0.00	0.00	0.00	0.00
MLT	Late Charges	539.20	0.00	175.72	0.00	0.00	363.48
MMI	Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00
MRE	Management Office Expense	-768.00	-384.00	-384.00	0.00	0.00	0.00
MRR	Management Office Rents	768.00	384.00	384.00	0.00	0.00	0.00
OAT	Other Rental - Antenna and Telecor	45.00	0.00	0.00	0.00	0.00	45.00
PMP	Parking Billed to Tenants	1,474.41	255.00	170.00	1,020.00	0.00	29.41
POB	Parking - Other Billed to Tenants	0.00	0.00	0.00	0.00	0.00	0.00
RMI	Recoveries Estimates - Pools for All	664.46	75.81	75.81	75.81	75.81	361.22
RPY	Recovery PY Reconciliation - Pools	-179.94	0.00	0.00	0.00	0.00	-179.94
RRT	Recoveries Estimates - RE Tax	-66.32	0.00	0.00	0.00	0.00	-66.32
RTP	Recovery PY Recon - RE Taxes	-132.74	0.00	0.00	0.00	0.00	-132.74
XLB	Transfer balance to new lease gene	-8.55	0.00	0.00	0.00	0.00	-8.55

BLDG JS140 Total:	31,354.63	11,626.26	2,178.82	8,826.68	75.81	8,647.06
Prepaid:	-31,597.09					
Balance:	-242.46					

Database: R52999900001

Aged Delinquencies
 Hertz Investment Group LLC
 111 East Capitol Street
 Period: 12/25

Page: 4

Date: 2/26/2026

BLDG: JS140

Time: 1:59 PM

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
	BCP	CPI Cumulative Adjustment	1,010.96	1,010.96	0.00	0.00	0.00	0.00
	BRO	Base Rent	19,480.95	1,757.29	1,757.29	7,730.87	0.00	8,235.50
	EUE	Contra Exp - Electricity General	8,527.20	8,527.20	0.00	0.00	0.00	0.00
	MLT	Late Charges	539.20	0.00	175.72	0.00	0.00	363.48
	MMI	Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00
	MRE	Management Office Expense	-768.00	-384.00	-384.00	0.00	0.00	0.00
	MRR	Management Office Rents	768.00	384.00	384.00	0.00	0.00	0.00
	OAT	Other Rental - Antenna and Telecor	45.00	0.00	0.00	0.00	0.00	45.00
	PMP	Parking Billed to Tenants	1,474.41	255.00	170.00	1,020.00	0.00	29.41
	POB	Parking - Other Billed to Tenants	0.00	0.00	0.00	0.00	0.00	0.00
	RMI	Recoveries Estimates - Pools for All	664.46	75.81	75.81	75.81	75.81	361.22
	RPY	Recovery PY Reconciliation - Pools	-179.94	0.00	0.00	0.00	0.00	-179.94
	RRT	Recoveries Estimates - RE Tax	-66.32	0.00	0.00	0.00	0.00	-66.32
	RTP	Recovery PY Recon - RE Taxes	-132.74	0.00	0.00	0.00	0.00	-132.74
	XLB	Transfer balance to new lease gene	-8.55	0.00	0.00	0.00	0.00	-8.55
		Grand Total:	31,354.63	11,626.26	2,178.82	8,826.68	75.81	8,647.06
		Prepaid:	-31,597.09					
		Balance:	-242.46					

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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NO110-010747	Middleberg Riddle Group	Master Occupant Id: 00000005-2 1400 Current			Day Due: 1	Delq Day:	
					Last Payment:	2/10/2026	17,750.49

6/25/2025	RMI	Recoveries Estimates - Pools	CH	661.30	0.00	0.00	0.00	0.00	661.30
6/25/2025	RPY	Recovery PY Reconciliation -	CH	335.54	0.00	0.00	0.00	0.00	335.54
6/25/2025	RRT	Recoveries Estimates - RE T	NC	-593.71	0.00	0.00	0.00	0.00	-593.71
6/25/2025	RTP	Recovery PY Recon - RE Tax	NC	-1,187.78	0.00	0.00	0.00	0.00	-1,187.78
11/1/2025	EUO	Conta Exp - Elec Overtime H	CH	34.50	0.00	34.50	0.00	0.00	0.00
11/1/2025	RUH	Billed After Hours A/C	CH	330.00	0.00	330.00	0.00	0.00	0.00
12/1/2025	BRO	Base Rent	CH	16,591.75	16,591.75	0.00	0.00	0.00	0.00
12/1/2025	OWO	Expenses Billed - Work Order	CH	25.00	25.00	0.00	0.00	0.00	0.00
12/1/2025	OWO	Expenses Billed - Work Order	CH	15.28	15.28	0.00	0.00	0.00	0.00
12/1/2025	RMI	Recoveries Estimates - Pools	CH	613.84	613.84	0.00	0.00	0.00	0.00
12/1/2025	RRT	Recoveries Estimates - RE T	CH	214.90	214.90	0.00	0.00	0.00	0.00

BRO	Base Rent			16,591.75	16,591.75	0.00	0.00	0.00	0.00
EUO	Conta Exp - Elec Overtime HVAC			34.50	0.00	34.50	0.00	0.00	0.00
OWO	Expenses Billed - Work Orders			40.28	40.28	0.00	0.00	0.00	0.00
RMI	Recoveries Estimates - Pools for All			1,275.14	613.84	0.00	0.00	0.00	661.30
RPY	Recovery PY Reconciliation - Pools			335.54	0.00	0.00	0.00	0.00	335.54
RRT	Recoveries Estimates - RE Tax			-378.81	214.90	0.00	0.00	0.00	-593.71
RTP	Recovery PY Recon - RE Taxes			-1,187.78	0.00	0.00	0.00	0.00	-1,187.78
RUH	Billed After Hours A/C			330.00	0.00	330.00	0.00	0.00	0.00

Middleberg Riddle Group Total: 17,040.62 17,460.77 364.50 0.00 0.00 -784.65

NO110-004308	PricewaterhouseCoopers LLP	Master Occupant Id: 00000108-1 3100 Inactive			Day Due: 1	Delq Day:	
					Last Payment:	10/31/2025	5.50

10/15/2025	OWO	Expenses Billed - Work Order	CH	98.51	0.00	0.00	98.51	0.00	0.00
10/15/2025	OWO	Expenses Billed - Work Order	CH	27.24	0.00	0.00	27.24	0.00	0.00

OWO	Expenses Billed - Work Orders			125.75	0.00	0.00	125.75	0.00	0.00
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PricewaterhouseCoopers LLP Total: 125.75 0.00 0.00 125.75 0.00 0.00

NO110-011897	PricewaterhouseCoopers LLP	Master Occupant Id: 00000108-2 3100 Current			Day Due: 1	Delq Day:	
					Last Payment:	2/6/2026	13,997.66

10/1/2025	OWO	Expenses Billed - Work Order	CH	5.50	0.00	0.00	5.50	0.00	0.00
11/1/2025	OWO	Expenses Billed - Work Order	CH	27.24	0.00	27.24	0.00	0.00	0.00
11/1/2025	OWO	Expenses Billed - Work Order	CH	98.51	0.00	98.51	0.00	0.00	0.00
12/1/2025	EUO	Conta Exp - Elec Overtime H	CH	70.00	70.00	0.00	0.00	0.00	0.00
12/1/2025	OWO	Expenses Billed - Work Order	CH	27.24	27.24	0.00	0.00	0.00	0.00
12/1/2025	RUH	Billed After Hours A/C	CH	70.00	70.00	0.00	0.00	0.00	0.00

BRO	Base Rent			0.00	0.00	0.00	0.00	0.00	0.00
EUO	Conta Exp - Elec Overtime HVAC			70.00	70.00	0.00	0.00	0.00	0.00
OWO	Expenses Billed - Work Orders			158.49	27.24	125.75	5.50	0.00	0.00
RUH	Billed After Hours A/C			70.00	70.00	0.00	0.00	0.00	0.00

PricewaterhouseCoopers LLP Total: 298.49 167.24 125.75 5.50 0.00 0.00

Prepaid: -1,585.66
Balance: -1,287.17

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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NO110-010271	Coker & Palmer, Inc.		Master Occupant Id: 00000453-4 1580 Inactive		Day Due: 1	Delq Day:		
					Last Payment:	8/1/2025	181.12	

	MMI Miscellaneous Income		0.00	0.00	0.00	0.00	0.00	0.00
	Coker & Palmer, Inc. Total:		0.00	0.00	0.00	0.00	0.00	0.00
		Prepaid:	-181.12					
		Balance:	-181.12					

NO110-006817	Stone Pigman Walther Wittmann		Master Occupant Id: 00000969-1 3200 Current		Day Due: 1	Delq Day:		
					Last Payment:	2/6/2026	80,824.19	

10/15/2025	OAU Other Income - Auditorium	CH	50.00	0.00	0.00	50.00	0.00	0.00
10/15/2025	OWO Expenses Billed - Work Order	CH	25.00	0.00	0.00	25.00	0.00	0.00
10/15/2025	REL Recoveries - Electricity	CH	140.00	0.00	0.00	140.00	0.00	0.00
10/15/2025	REL Recoveries - Electricity	CH	140.00	0.00	0.00	140.00	0.00	0.00
10/15/2025	REL Recoveries - Electricity	CH	175.00	0.00	0.00	175.00	0.00	0.00

	OAU Other Income - Auditorium		50.00	0.00	0.00	50.00	0.00	0.00
	OWO Expenses Billed - Work Orders		25.00	0.00	0.00	25.00	0.00	0.00
	REL Recoveries - Electricity		455.00	0.00	0.00	455.00	0.00	0.00
	Stone Pigman Walther Wittmann Total:		530.00	0.00	0.00	530.00	0.00	0.00

NO110-011994	Alliant Insurance Services Inc		Master Occupant Id: 00000974-4 2650 Current		Day Due: 1	Delq Day:		
					Last Payment:	1/23/2026	8,921.53	

	BRO Base Rent		0.00	0.00	0.00	0.00	0.00	0.00
	Alliant Insurance Services Inc Total:		0.00	0.00	0.00	0.00	0.00	0.00
		Prepaid:	-8,909.42					
		Balance:	-8,909.42					

NO110-007912	Spears & Spears LLC		Master Occupant Id: 00001334-1 1825 Inactive		Day Due: 1	Delq Day:		
					Last Payment:	7/16/2024	5,986.78	

6/25/2025	RIP Recovery PY Recon - Insurar	NC	-375.04	0.00	0.00	0.00	0.00	-375.04
6/25/2025	RPY Recovery PY Reconciliation -	NC	-132.08	0.00	0.00	0.00	0.00	-132.08
6/25/2025	RTP Recovery PY Recon - RE Tax	NC	-1.97	0.00	0.00	0.00	0.00	-1.97

	RIP Recovery PY Recon - Insurance Po		-375.04	0.00	0.00	0.00	0.00	-375.04
	RPY Recovery PY Reconciliation - Pools		-132.08	0.00	0.00	0.00	0.00	-132.08
	RTP Recovery PY Recon - RE Taxes		-1.97	0.00	0.00	0.00	0.00	-1.97
	Spears & Spears LLC Total:		-509.09	0.00	0.00	0.00	0.00	-509.09

NO110-011855	Spears & Spears LLC		Master Occupant Id: 00001334-2 1825 Current		Day Due: 1	Delq Day:		
					Last Payment:	11/10/2025	9,249.73	

11/1/2025	BRO Base Rent	CH	2,964.00	0.00	2,964.00	0.00	0.00	0.00
11/1/2025	RMI Recoveries Estimates - Pools	CH	60.11	0.00	60.11	0.00	0.00	0.00
12/1/2025	BRO Base Rent	CH	2,964.00	2,964.00	0.00	0.00	0.00	0.00
12/1/2025	RIN Recoveries Estimates - Insur	CH	44.10	44.10	0.00	0.00	0.00	0.00
12/1/2025	RMI Recoveries Estimates - Pools	CH	60.11	60.11	0.00	0.00	0.00	0.00

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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BRO	Base Rent		5,928.00	2,964.00	2,964.00	0.00	0.00	0.00
RIN	Recoveries Estimates - Insurance		44.10	44.10	0.00	0.00	0.00	0.00
RMI	Recoveries Estimates - Pools for All		120.22	60.11	60.11	0.00	0.00	0.00

Spears & Spears LLC Total: 6,092.32 3,068.21 3,024.11 0.00 0.00 0.00

NO110-008396	United Utility (assignee) Akerman LLP Erin Schauer (704) 887-4927	Master Occupant Id: 00001516-1 2000 Current	Day Due: 1 Last Payment:	Delq Day: 2/5/2026	1,601.41
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BRO	Base Rent		0.00	0.00	0.00	0.00	0.00	0.00
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United Utility (assignee) Akerman LLP Total: 0.00 0.00 0.00 0.00 0.00 0.00

Prepaid: -17,328.21
Balance: -17,328.21

NO110-011417	Baron & Budd PC	Master Occupant Id: 00001574-2 2100 Current	Day Due: 1 Last Payment:	Delq Day: 2/2/2026	4,027.03
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BRO	Base Rent		0.00	0.00	0.00	0.00	0.00	0.00
RIN	Recoveries Estimates - Insurance		0.00	0.00	0.00	0.00	0.00	0.00
RMI	Recoveries Estimates - Pools for All		0.00	0.00	0.00	0.00	0.00	0.00

Baron & Budd PC Total: 0.00 0.00 0.00 0.00 0.00 0.00

Prepaid: -4,027.03
Balance: -4,027.03

NO110-008820	Level 3 Communications LLC	Master Occupant Id: 00001649-1 LIC01 Inactive	Day Due: 1 Last Payment:	Delq Day: 11/26/2025	31.36
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OAT	Other Rental - Antenna and Telecor		0.00	0.00	0.00	0.00	0.00	0.00
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Level 3 Communications LLC Total: 0.00 0.00 0.00 0.00 0.00 0.00

Prepaid: -31.36
Balance: -31.36

NO110-010447	Level 3 Communications LLC	Master Occupant Id: 00001649-2 LIC01 Current	Day Due: 1 Last Payment:	Delq Day: 1/27/2026	1,156.77
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MMI	Miscellaneous Income		0.00	0.00	0.00	0.00	0.00	0.00
OAT	Other Rental - Antenna and Telecor		0.00	0.00	0.00	0.00	0.00	0.00

Level 3 Communications LLC Total: 0.00 0.00 0.00 0.00 0.00 0.00

Prepaid: -1,439.01
Balance: -1,439.01

NO110-011869	Department of Justice	Master Occupant Id: 00001663-2 2050 Current	Day Due: 1 Last Payment:	Delq Day: 1/30/2026	21,344.91
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12/1/2025	BRO	Base Rent	CH	10,952.30	10,952.30	0.00	0.00	0.00	0.00
12/1/2025	POT	Parking - Other Parking Incon	CH	1,670.00	1,670.00	0.00	0.00	0.00	0.00

BRO	Base Rent		10,952.30	10,952.30	0.00	0.00	0.00	0.00
POT	Parking - Other Parking Income		1,670.00	1,670.00	0.00	0.00	0.00	0.00

Database: R52999900001

Aged Delinquencies
Hertz Investment Group LLC
909 Poydras Street
Period: 12/25

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Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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Department of Justice Total: 12,622.30 12,622.30 0.00 0.00 0.00 0.00

NO110-011953 **Houston Energy LP** Master Occupant Id: 00001712-3 Day Due: 1 Delq Day:
2190 Current Last Payment: 12/29/2025 3,044.75

BRO	Base Rent		0.00	0.00	0.00	0.00	0.00	0.00
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Houston Energy LP Total: 0.00 0.00 0.00 0.00 0.00 0.00

Prepaid: -3,044.75
Balance: -3,044.75

NO110-009355 **Consulate General of France** Master Occupant Id: 00001832-1 Day Due: 1 Delq Day:
1450 Current Last Payment: 1/30/2026 5,551.35

BRO	Base Rent		0.00	0.00	0.00	0.00	0.00	0.00
POT	Parking - Other Parking Income		0.00	0.00	0.00	0.00	0.00	0.00
RIN	Recoveries Estimates - Insurance		0.00	0.00	0.00	0.00	0.00	0.00
RMI	Recoveries Estimates - Pools for All		0.00	0.00	0.00	0.00	0.00	0.00

Consulate General of France Total: 0.00 0.00 0.00 0.00 0.00 0.00

Prepaid: -5,551.35
Balance: -5,551.35

NO110-010573 **John Kensla dba N.O. Hot Sauce Co** Master Occupant Id: 00002141-1 Day Due: 1 Delq Day:
John Kensla 2380 Inactive Last Payment: 1/26/2024 5,000.00

6/15/2023	TIM	Tenant Improvements - Tenan	CH	2,835.05	0.00	0.00	0.00	0.00	2,835.05
6/23/2023	RIN	Recoveries Estimates - Insur	CH	105.08	0.00	0.00	0.00	0.00	105.08
6/23/2023	RIP	Recovery PY Recon - Insur	CH	86.85	0.00	0.00	0.00	0.00	86.85
6/23/2023	RMI	Recoveries Estimates - Pools	CH	544.48	0.00	0.00	0.00	0.00	544.48
6/23/2023	RPY	Recovery PY Reconciliation -	CH	437.46	0.00	0.00	0.00	0.00	437.46
6/23/2023	RRT	Recoveries Estimates - RE T	CH	269.35	0.00	0.00	0.00	0.00	269.35
7/1/2023	BRO	Base Rent	CH	1,134.79	0.00	0.00	0.00	0.00	1,134.79
7/1/2023	RIN	Recoveries Estimates - Insur	CH	32.76	0.00	0.00	0.00	0.00	32.76
7/1/2023	RMI	Recoveries Estimates - Pools	CH	90.75	0.00	0.00	0.00	0.00	90.75
7/1/2023	RRT	Recoveries Estimates - RE T	CH	53.19	0.00	0.00	0.00	0.00	53.19
8/1/2023	BRO	Base Rent	CH	3,705.63	0.00	0.00	0.00	0.00	3,705.63
8/1/2023	RIN	Recoveries Estimates - Insur	CH	32.76	0.00	0.00	0.00	0.00	32.76
8/1/2023	RMI	Recoveries Estimates - Pools	CH	90.75	0.00	0.00	0.00	0.00	90.75
8/1/2023	RRT	Recoveries Estimates - RE T	CH	53.19	0.00	0.00	0.00	0.00	53.19
9/1/2023	BRO	Base Rent	CH	3,705.63	0.00	0.00	0.00	0.00	3,705.63
9/1/2023	RIN	Recoveries Estimates - Insur	CH	32.76	0.00	0.00	0.00	0.00	32.76
9/1/2023	RMI	Recoveries Estimates - Pools	CH	90.75	0.00	0.00	0.00	0.00	90.75
9/1/2023	RRT	Recoveries Estimates - RE T	CH	53.19	0.00	0.00	0.00	0.00	53.19
10/1/2023	BRO	Base Rent	CH	3,705.63	0.00	0.00	0.00	0.00	3,705.63
10/1/2023	RIN	Recoveries Estimates - Insur	CH	32.76	0.00	0.00	0.00	0.00	32.76
10/1/2023	RMI	Recoveries Estimates - Pools	CH	90.75	0.00	0.00	0.00	0.00	90.75
10/1/2023	RRT	Recoveries Estimates - RE T	CH	53.19	0.00	0.00	0.00	0.00	53.19
11/1/2023	BRO	Base Rent	CH	3,705.63	0.00	0.00	0.00	0.00	3,705.63
11/1/2023	RIN	Recoveries Estimates - Insur	CH	32.76	0.00	0.00	0.00	0.00	32.76
11/1/2023	RMI	Recoveries Estimates - Pools	CH	90.75	0.00	0.00	0.00	0.00	90.75
11/1/2023	RRT	Recoveries Estimates - RE T	CH	53.19	0.00	0.00	0.00	0.00	53.19
12/1/2023	BRO	Base Rent	CH	3,705.63	0.00	0.00	0.00	0.00	3,705.63
12/1/2023	RIN	Recoveries Estimates - Insur	CH	32.76	0.00	0.00	0.00	0.00	32.76
12/1/2023	RMI	Recoveries Estimates - Pools	CH	90.75	0.00	0.00	0.00	0.00	90.75
12/1/2023	RRT	Recoveries Estimates - RE T	CH	53.19	0.00	0.00	0.00	0.00	53.19

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
1/1/2024	BRO Base Rent	CH	3,705.63	0.00	0.00	0.00	0.00	3,705.63
1/1/2024	RIN Recoveries Estimates - Insur	CH	32.76	0.00	0.00	0.00	0.00	32.76
1/1/2024	RMI Recoveries Estimates - Pools	CH	90.75	0.00	0.00	0.00	0.00	90.75
1/1/2024	RRT Recoveries Estimates - RE T	CH	53.19	0.00	0.00	0.00	0.00	53.19
2/1/2024	BRO Base Rent	CH	3,705.63	0.00	0.00	0.00	0.00	3,705.63
2/1/2024	RIN Recoveries Estimates - Insur	CH	32.76	0.00	0.00	0.00	0.00	32.76
2/1/2024	RMI Recoveries Estimates - Pools	CH	90.75	0.00	0.00	0.00	0.00	90.75
2/1/2024	RRT Recoveries Estimates - RE T	CH	53.19	0.00	0.00	0.00	0.00	53.19
3/1/2024	BRO Base Rent	CH	3,705.63	0.00	0.00	0.00	0.00	3,705.63
3/1/2024	RIN Recoveries Estimates - Insur	CH	32.76	0.00	0.00	0.00	0.00	32.76
3/1/2024	RMI Recoveries Estimates - Pools	CH	90.75	0.00	0.00	0.00	0.00	90.75
3/1/2024	RRT Recoveries Estimates - RE T	CH	53.19	0.00	0.00	0.00	0.00	53.19
4/1/2024	BRO Base Rent	CH	3,705.63	0.00	0.00	0.00	0.00	3,705.63
4/1/2024	RIN Recoveries Estimates - Insur	CH	32.76	0.00	0.00	0.00	0.00	32.76
4/1/2024	RMI Recoveries Estimates - Pools	CH	90.75	0.00	0.00	0.00	0.00	90.75
4/1/2024	RRT Recoveries Estimates - RE T	CH	53.19	0.00	0.00	0.00	0.00	53.19
5/1/2024	BRO Base Rent	CH	3,753.75	0.00	0.00	0.00	0.00	3,753.75
5/1/2024	RIN Recoveries Estimates - Insur	CH	32.76	0.00	0.00	0.00	0.00	32.76
5/1/2024	RMI Recoveries Estimates - Pools	CH	90.75	0.00	0.00	0.00	0.00	90.75
5/1/2024	RRT Recoveries Estimates - RE T	CH	53.19	0.00	0.00	0.00	0.00	53.19
5/23/2024	RIN Recoveries Estimates - Insur	CH	351.27	0.00	0.00	0.00	0.00	351.27
5/23/2024	RIP Recovery PY Recon - Insurar	CH	346.48	0.00	0.00	0.00	0.00	346.48
5/23/2024	RRT Recoveries Estimates - RE T	CH	79.96	0.00	0.00	0.00	0.00	79.96
5/23/2024	RTP Recovery PY Recon - RE Tax	CH	89.18	0.00	0.00	0.00	0.00	89.18
6/1/2024	BRO Base Rent	CH	3,753.75	0.00	0.00	0.00	0.00	3,753.75
6/1/2024	RIN Recoveries Estimates - Insur	CH	103.01	0.00	0.00	0.00	0.00	103.01
6/1/2024	RMI Recoveries Estimates - Pools	CH	7.87	0.00	0.00	0.00	0.00	7.87
6/1/2024	RRT Recoveries Estimates - RE T	CH	69.18	0.00	0.00	0.00	0.00	69.18
7/1/2024	BRO Base Rent	CH	3,753.75	0.00	0.00	0.00	0.00	3,753.75
7/1/2024	RIN Recoveries Estimates - Insur	CH	103.01	0.00	0.00	0.00	0.00	103.01
7/1/2024	RMI Recoveries Estimates - Pools	CH	7.87	0.00	0.00	0.00	0.00	7.87
7/1/2024	RRT Recoveries Estimates - RE T	CH	69.18	0.00	0.00	0.00	0.00	69.18
8/1/2024	BRO Base Rent	CH	3,753.75	0.00	0.00	0.00	0.00	3,753.75
8/1/2024	RIN Recoveries Estimates - Insur	CH	103.01	0.00	0.00	0.00	0.00	103.01
8/1/2024	RMI Recoveries Estimates - Pools	CH	7.87	0.00	0.00	0.00	0.00	7.87
8/1/2024	RRT Recoveries Estimates - RE T	CH	69.18	0.00	0.00	0.00	0.00	69.18
9/1/2024	BRO Base Rent	CH	3,753.75	0.00	0.00	0.00	0.00	3,753.75
9/1/2024	RIN Recoveries Estimates - Insur	CH	103.01	0.00	0.00	0.00	0.00	103.01
9/1/2024	RMI Recoveries Estimates - Pools	CH	7.87	0.00	0.00	0.00	0.00	7.87
9/1/2024	RRT Recoveries Estimates - RE T	CH	69.18	0.00	0.00	0.00	0.00	69.18
10/1/2024	BRO Base Rent	CH	3,753.75	0.00	0.00	0.00	0.00	3,753.75
10/1/2024	RIN Recoveries Estimates - Insur	CH	103.01	0.00	0.00	0.00	0.00	103.01
10/1/2024	RMI Recoveries Estimates - Pools	CH	7.87	0.00	0.00	0.00	0.00	7.87
10/1/2024	RRT Recoveries Estimates - RE T	CH	69.18	0.00	0.00	0.00	0.00	69.18
11/1/2024	BRO Base Rent	CH	3,753.75	0.00	0.00	0.00	0.00	3,753.75
11/1/2024	RIN Recoveries Estimates - Insur	CH	103.01	0.00	0.00	0.00	0.00	103.01
11/1/2024	RMI Recoveries Estimates - Pools	CH	7.87	0.00	0.00	0.00	0.00	7.87
11/1/2024	RRT Recoveries Estimates - RE T	CH	69.18	0.00	0.00	0.00	0.00	69.18
6/25/2025	RIP Recovery PY Recon - Insurar	NC	-254.87	0.00	0.00	0.00	0.00	-254.87
6/25/2025	RPY Recovery PY Reconciliation -	CH	320.76	0.00	0.00	0.00	0.00	320.76
6/25/2025	RTP Recovery PY Recon - RE Tax	NC	-240.78	0.00	0.00	0.00	0.00	-240.78
	BRO Base Rent		60,761.71	0.00	0.00	0.00	0.00	60,761.71
	RIN Recoveries Estimates - Insurance		1,434.77	0.00	0.00	0.00	0.00	1,434.77
	RIP Recovery PY Recon - Insurance Po		178.46	0.00	0.00	0.00	0.00	178.46
	RMI Recoveries Estimates - Pools for All		1,589.95	0.00	0.00	0.00	0.00	1,589.95
	RPY Recovery PY Reconciliation - Pools		758.22	0.00	0.00	0.00	0.00	758.22
	RRT Recoveries Estimates - RE Tax		1,349.48	0.00	0.00	0.00	0.00	1,349.48
	RTP Recovery PY Recon - RE Taxes		-151.60	0.00	0.00	0.00	0.00	-151.60

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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	TIM	Tenant Improvements - Tenant Reir	2,835.05	0.00	0.00	0.00	0.00	2,835.05
John Kensla dba N.O. Hot Sauce Co Total:			68,756.04	0.00	0.00	0.00	0.00	68,756.04

NO110-010661	UBS Financial Services Inc		Master Occupant Id: 00002165-1		Day Due: 1	Delq Day:		
			2900	Current	Last Payment:	2/9/2026	19.83	

	BRO	Base Rent	0.00	0.00	0.00	0.00	0.00	0.00
	EUE	Contra Exp - Electricity General	0.00	0.00	0.00	0.00	0.00	0.00
	RIN	Recoveries Estimates - Insurance	0.00	0.00	0.00	0.00	0.00	0.00
	RMI	Recoveries Estimates - Pools for All	0.00	0.00	0.00	0.00	0.00	0.00
	RRT	Recoveries Estimates - RE Tax	0.00	0.00	0.00	0.00	0.00	0.00
UBS Financial Services Inc Total:			0.00	0.00	0.00	0.00	0.00	0.00
		Prepaid:	-16,878.92					
		Balance:	-16,878.92					

NO110-010666	Uniti Fiber LLC		Master Occupant Id: 00002167-1		Day Due: 1	Delq Day:		
			TEL05	Current	Last Payment:	1/21/2026	994.39	

	OAT	Other Rental - Antenna and Telecor	0.00	0.00	0.00	0.00	0.00	0.00
Uniti Fiber LLC Total:			0.00	0.00	0.00	0.00	0.00	0.00
		Prepaid:	-1,769.29					
		Balance:	-1,769.29					

NO110-011432	LAZ Parking Louisiana LLC		Master Occupant Id: 00002361-1		Day Due: 1	Delq Day:		
			2120	Current	Last Payment:	2/2/2026	2,093.17	

6/25/2025	RTP	Recovery PY Recon - RE Tax	NC	-52.59	0.00	0.00	0.00	0.00	-52.59
	BRO	Base Rent		0.00	0.00	0.00	0.00	0.00	0.00
	RIN	Recoveries Estimates - Insurance		0.00	0.00	0.00	0.00	0.00	0.00
	RMI	Recoveries Estimates - Pools for All		0.00	0.00	0.00	0.00	0.00	0.00
	RTP	Recovery PY Recon - RE Taxes		-52.59	0.00	0.00	0.00	0.00	-52.59
LAZ Parking Louisiana LLC Total:				-52.59	0.00	0.00	0.00	0.00	-52.59
		Prepaid:		-2,111.07					
		Balance:		-2,163.66					

NO110-011614	Blanchard and Company Inc		Master Occupant Id: 00002404-1		Day Due: 1	Delq Day:		
			2300	Current	Last Payment:	2/2/2026	20,979.53	
Additional space Occupant:		Blanchard and Company Inc		Contact:				

	BRO	Base Rent	0.00	0.00	0.00	0.00	0.00	0.00
	RIN	Recoveries Estimates - Insurance	0.00	0.00	0.00	0.00	0.00	0.00
	RMI	Recoveries Estimates - Pools for All	0.00	0.00	0.00	0.00	0.00	0.00
Blanchard and Company Inc Total:			0.00	0.00	0.00	0.00	0.00	0.00
		Prepaid:	-20,979.53					
		Balance:	-20,979.53					

Database: R52999900001

Aged Delinquencies
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909 Poydras Street
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NO110-011804	Delta States Utilities Services, LLC	Master Occupant Id: 00002458-1 2025 Inactive		Day Due: 1	Delq Day: 10/8/2024		6,420.00	
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11/1/2024	BRO Base Rent	CH	160.50	0.00	0.00	0.00	0.00	160.50
11/1/2024	OWO Expenses Billed - Work Order	CH	25.00	0.00	0.00	0.00	0.00	25.00

BRO Base Rent	160.50	0.00	0.00	0.00	0.00	160.50
OWO Expenses Billed - Work Orders	25.00	0.00	0.00	0.00	25.00	

Delta States Utilities Services, LLC Total: 185.50 0.00 0.00 0.00 0.00 185.50

NO110-012061	Berney L. Strauss, APLC dba Strauss &	Master Occupant Id: 00002506-1 2570 Current		Day Due: 1	Delq Day: 11/3/2025		4,211.67	
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12/1/2025	BRA Base Rent Abatement	NC	-4,211.67	-4,211.67	0.00	0.00	0.00	0.00
12/1/2025	BRO Base Rent	CH	4,211.67	4,211.67	0.00	0.00	0.00	0.00

BRA Base Rent Abatement	-4,211.67	-4,211.67	0.00	0.00	0.00	0.00
BRO Base Rent	4,211.67	4,211.67	0.00	0.00	0.00	0.00

Berney L. Strauss, APLC dba Strauss & Kir 0.00 0.00 0.00 0.00 0.00 0.00
Prepaid: -4,211.67
Balance: -4,211.67

NO110-011325	Jacobs Engineering Group, Inc.	Master Occupant Id: 003541-6 1200 Inactive		Day Due:	Delq Day: 8/26/2025		10,947.17	
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5/1/2025	XLB Transfer balance to new lease	CH	840.52	0.00	0.00	0.00	0.00	840.52
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XLB Transfer balance to new lease gene	840.52	0.00	0.00	0.00	0.00	840.52
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Jacobs Engineering Group, Inc. Total: 840.52 0.00 0.00 0.00 0.00 840.52

NO110-011992	Jacobs Engineering Group, Inc.	Master Occupant Id: 003541-7 1200 Current		Day Due:	Delq Day: 2/3/2026		4,976.38	
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8/1/2025	OTS Tenant Services	CH	52.80	0.00	0.00	0.00	0.00	52.80
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BRO Base Rent	0.00	0.00	0.00	0.00	0.00	0.00
OTS Tenant Services	52.80	0.00	0.00	0.00	0.00	52.80

Jacobs Engineering Group, Inc. Total: 52.80 0.00 0.00 0.00 0.00 52.80
Prepaid: -14,348.14
Balance: -14,295.34

NO110-009488	Raymond James & Associates	Master Occupant Id: 003544-3 1300 Current		Day Due:	Delq Day: 1/30/2026		37,008.05	
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11/1/2025	OWO Expenses Billed - Work Order	CH	25.00	0.00	25.00	0.00	0.00	0.00
11/1/2025	OWO Expenses Billed - Work Order	CH	50.00	0.00	50.00	0.00	0.00	0.00

OWO Expenses Billed - Work Orders	75.00	0.00	75.00	0.00	0.00	0.00
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Raymond James & Associates Total: 75.00 0.00 75.00 0.00 0.00 0.00

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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NO110-011263	Robert Half International, Inc		Master Occupant Id: 003546-5 1150 Inactive				Day Due: Last Payment:	Delq Day: 4/24/2024	8,279.60
6/25/2025	RTP	Recovery PY Recon - RE Tax	NC	-129.44	0.00	0.00	0.00	0.00	-129.44
	RTP	Recovery PY Recon - RE Taxes		-129.44	0.00	0.00	0.00	0.00	-129.44
Robert Half International, Inc Total:				-129.44	0.00	0.00	0.00	0.00	-129.44

NO110-011735	Robert Half International, Inc		Master Occupant Id: 003546-6 1150 Current				Day Due: Last Payment:	Delq Day: 1/20/2026	7,871.17
1/15/2025	XLB	Transfer balance to new lease	NC	-69.61	0.00	0.00	0.00	0.00	-69.61
1/15/2025	XLB	Transfer balance to new lease	NC	-372.28	0.00	0.00	0.00	0.00	-372.28
1/15/2025	XLB	Transfer balance to new lease	NC	-142.95	0.00	0.00	0.00	0.00	-142.95
1/15/2025	XLB	Transfer balance to new lease	NC	-86.14	0.00	0.00	0.00	0.00	-86.14
6/25/2025	RRT	Recoveries Estimates - RE Tax	CH	0.02	0.00	0.00	0.00	0.00	0.02
10/1/2025	EUE	Contra Exp - Electricity General	CH	8.82	0.00	0.00	8.82	0.00	0.00
12/1/2025	EUE	Contra Exp - Electricity General	CH	10.32	10.32	0.00	0.00	0.00	0.00
	BRO	Base Rent		0.00	0.00	0.00	0.00	0.00	0.00
	EUE	Contra Exp - Electricity General		19.14	10.32	0.00	8.82	0.00	0.00
	RRT	Recoveries Estimates - RE Tax		0.02	0.00	0.00	0.00	0.00	0.02
	XLB	Transfer balance to new lease general		-670.98	0.00	0.00	0.00	0.00	-670.98
Robert Half International, Inc Total:				-651.82	10.32	0.00	8.82	0.00	-670.96
Prepaid:				-7,705.56					
Balance:				-8,357.38					

NO110-011627	Alvandia, Kelly & Demarest, LLC		Master Occupant Id: 003553-5 1625 Current				Day Due: Last Payment:	Delq Day: 10/27/2025	20,797.79
11/1/2025	BRO	Base Rent	CH	10,246.88	0.00	10,246.88	0.00	0.00	0.00
11/1/2025	OWO	Expenses Billed - Work Order	CH	2.75	0.00	2.75	0.00	0.00	0.00
11/1/2025	RMI	Recoveries Estimates - Pools	CH	43.62	0.00	43.62	0.00	0.00	0.00
12/1/2025	BRO	Base Rent	CH	10,246.88	10,246.88	0.00	0.00	0.00	0.00
12/1/2025	OWO	Expenses Billed - Work Order	CH	2.75	2.75	0.00	0.00	0.00	0.00
12/1/2025	RMI	Recoveries Estimates - Pools	CH	43.62	43.62	0.00	0.00	0.00	0.00
	BRO	Base Rent		20,493.76	10,246.88	10,246.88	0.00	0.00	0.00
	OWO	Expenses Billed - Work Orders		5.50	2.75	2.75	0.00	0.00	0.00
	RMI	Recoveries Estimates - Pools for All		87.24	43.62	43.62	0.00	0.00	0.00
Alvandia, Kelly & Demarest, LLC Total:				20,586.50	10,293.25	10,293.25	0.00	0.00	0.00
Prepaid:				-214.04					
Balance:				20,372.46					

NO110-003613	Garrison Yount Forte & Mulcahy		Master Occupant Id: 003558-3 1800 Inactive				Day Due: Last Payment:	Delq Day: 2/2/2026	60.00
	OSR	Storage Rent		0.00	0.00	0.00	0.00	0.00	0.00
Garrison Yount Forte & Mulcahy Total:				0.00	0.00	0.00	0.00	0.00	0.00
Prepaid:				-60.00					
Balance:				-60.00					

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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NO110-011209	Garrison Yount Forte & Mulcahy	Master Occupant Id: 003558-5 1800 Current		Day Due: Last Payment:	Delq Day: 2/2/2026		12,715.51
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BRO	Base Rent		0.00	0.00	0.00	0.00	0.00	0.00
RMI	Recoveries Estimates - Pools for All		0.00	0.00	0.00	0.00	0.00	0.00
RRT	Recoveries Estimates - RE Tax		0.00	0.00	0.00	0.00	0.00	0.00
Garrison Yount Forte & Mulcahy Total:			0.00	0.00	0.00	0.00	0.00	0.00
Prepaid:			-12,726.51					
Balance:			-12,726.51					

NO110-007911	Hertz - Property Management	Master Occupant Id: 003568-2 1475 Current		Day Due: Last Payment:	Delq Day:		
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12/1/2025	MRE	Management Office Expense	NC	-8,760.00	-8,760.00	0.00	0.00	0.00	0.00
12/1/2025	MRR	Management Office Rents	CH	8,760.00	8,760.00	0.00	0.00	0.00	0.00

MRE	Management Office Expense		-8,760.00	-8,760.00	0.00	0.00	0.00	0.00
MRR	Management Office Rents		8,760.00	8,760.00	0.00	0.00	0.00	0.00
Hertz - Property Management Total:			0.00	0.00	0.00	0.00	0.00	0.00

NO110-004110	Marigny Capital Services, LLC	Master Occupant Id: 003570-2 2230 Inactive		Day Due: Last Payment:	Delq Day: 2/3/2026		135.17
Additional space Occupant: Advantage Capital Management		Contact:					

OSR	Storage Rent		0.00	0.00	0.00	0.00	0.00	0.00
Marigny Capital Services, LLC Total:			0.00	0.00	0.00	0.00	0.00	0.00
Prepaid:			-135.17					
Balance:			-135.17					

NO110-010854	Marigny Capital Services, LLC	Master Occupant Id: 003570-3 2230 Current		Day Due: Last Payment:	Delq Day: 2/3/2026		23,822.34
Additional space Occupant: Marigny Capital Services, LLC		Contact:					

BRO	Base Rent		0.00	0.00	0.00	0.00	0.00	0.00
OWO	Expenses Billed - Work Orders		0.00	0.00	0.00	0.00	0.00	0.00
RMI	Recoveries Estimates - Pools for All		0.00	0.00	0.00	0.00	0.00	0.00
RRT	Recoveries Estimates - RE Tax		0.00	0.00	0.00	0.00	0.00	0.00
Marigny Capital Services, LLC Total:			0.00	0.00	0.00	0.00	0.00	0.00
Prepaid:			-23,733.59					
Balance:			-23,733.59					

NO110-011342	Stanley, Flanagan & Reuter, LLC	Master Occupant Id: 003577-3 2500 Inactive		Day Due: Last Payment:	Delq Day: 7/21/2025		452.71
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10/15/2025	OTS	Tenant Services	CH	712.50	0.00	0.00	712.50	0.00	0.00
10/15/2025	OTS	Tenant Services	CH	867.50	0.00	0.00	867.50	0.00	0.00
10/15/2025	REL	Recoveries - Electricity	CH	340.20	0.00	0.00	340.20	0.00	0.00
10/15/2025	REL	Recoveries - Electricity	CH	291.60	0.00	0.00	291.60	0.00	0.00

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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	OTS	Tenant Services	1,580.00	0.00	0.00	1,580.00	0.00	0.00
	REL	Recoveries - Electricity	631.80	0.00	0.00	631.80	0.00	0.00
Stanley, Flanagan & Reuter, LLC Total:			2,211.80	0.00	0.00	2,211.80	0.00	0.00

NO110-011219	Sullivan Stolier LC	Master Occupant Id: 003579-7 2600 Inactive				Day Due: Last Payment:	Delq Day: 9/9/2025	8,605.35
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6/25/2025	RPY	Recovery PY Reconciliation - CH	110.65	0.00	0.00	0.00	0.00	110.65
6/25/2025	RTP	Recovery PY Recon - RE Tax NC	-416.58	0.00	0.00	0.00	0.00	-416.58

	RPY	Recovery PY Reconciliation - Pools	110.65	0.00	0.00	0.00	0.00	110.65
	RTP	Recovery PY Recon - RE Taxes	-416.58	0.00	0.00	0.00	0.00	-416.58
Sullivan Stolier LC Total:			-305.93	0.00	0.00	0.00	0.00	-305.93

NO110-011878	Sullivan Stolier LC	Master Occupant Id: 003579-8 2600 Current				Day Due: Last Payment:	Delq Day: 1/30/2026	8,808.64
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	BRO	Base Rent	0.00	0.00	0.00	0.00	0.00	0.00
	RMI	Recoveries Estimates - Pools for All	0.00	0.00	0.00	0.00	0.00	0.00
	RRT	Recoveries Estimates - RE Tax	0.00	0.00	0.00	0.00	0.00	0.00

Sullivan Stolier LC Total:			0.00	0.00	0.00	0.00	0.00	0.00
		Prepaid:	-8,808.64					
		Balance:	-8,808.64					

NO110-006836	Sher Garner Cahill Richter Rick Richter	Master Occupant Id: 003583-2 2700 Current				Day Due: Last Payment:	Delq Day: 1/12/2026	61,413.61
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11/1/2025	OWO	Expenses Billed - Work Order	3.55	0.00	3.55	0.00	0.00	0.00
11/1/2025	OWO	Expenses Billed - Work Order	18.02	0.00	18.02	0.00	0.00	0.00
12/1/2025	BRO	Base Rent	17,681.74	17,681.74	0.00	0.00	0.00	0.00
12/1/2025	BRO	Base Rent	126.90	126.90	0.00	0.00	0.00	0.00
12/1/2025	BRO	Base Rent	32,135.39	32,135.39	0.00	0.00	0.00	0.00
12/1/2025	EUE	Contra Exp - Electricity Gener	684.75	684.75	0.00	0.00	0.00	0.00
12/1/2025	EUO	Conta Exp - Elec Overtime H\	1,056.00	1,056.00	0.00	0.00	0.00	0.00
12/1/2025	EUO	Conta Exp - Elec Overtime H\	1,056.00	1,056.00	0.00	0.00	0.00	0.00
12/1/2025	EUO	Conta Exp - Elec Overtime H\	64.40	64.40	0.00	0.00	0.00	0.00
12/1/2025	EUO	Conta Exp - Elec Overtime H\	119.60	119.60	0.00	0.00	0.00	0.00
12/1/2025	EUO	Conta Exp - Elec Overtime H\	110.40	110.40	0.00	0.00	0.00	0.00
12/1/2025	EUO	Conta Exp - Elec Overtime H\	1,144.00	1,144.00	0.00	0.00	0.00	0.00
12/1/2025	EUO	Conta Exp - Elec Overtime H\	616.00	616.00	0.00	0.00	0.00	0.00
12/1/2025	EUO	Conta Exp - Elec Overtime H\	110.40	110.40	0.00	0.00	0.00	0.00
12/1/2025	OSR	Storage Rent	60.00	60.00	0.00	0.00	0.00	0.00
12/1/2025	OWO	Expenses Billed - Work Order	37.11	37.11	0.00	0.00	0.00	0.00
12/1/2025	OWO	Expenses Billed - Work Order	25.00	25.00	0.00	0.00	0.00	0.00
12/1/2025	OWO	Expenses Billed - Work Order	37.11	37.11	0.00	0.00	0.00	0.00
12/1/2025	OWO	Expenses Billed - Work Order	37.11	37.11	0.00	0.00	0.00	0.00
12/1/2025	OWO	Expenses Billed - Work Order	25.00	25.00	0.00	0.00	0.00	0.00
12/1/2025	OWO	Expenses Billed - Work Order	37.11	37.11	0.00	0.00	0.00	0.00
12/1/2025	OWO	Expenses Billed - Work Order	37.11	37.11	0.00	0.00	0.00	0.00
12/1/2025	RMI	Recoveries Estimates - Pools	1,492.09	1,492.09	0.00	0.00	0.00	0.00
12/1/2025	RMI	Recoveries Estimates - Pools	5.84	5.84	0.00	0.00	0.00	0.00
12/1/2025	RMI	Recoveries Estimates - Pools	820.98	820.98	0.00	0.00	0.00	0.00
12/1/2025	RUH	Billed After Hours A/C	1,056.00	1,056.00	0.00	0.00	0.00	0.00
12/1/2025	RUH	Billed After Hours A/C	616.00	616.00	0.00	0.00	0.00	0.00

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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12/1/2025	RUH Billed After Hours A/C	CH	1,056.00	1,056.00	0.00	0.00	0.00	0.00
12/1/2025	RUH Billed After Hours A/C	CH	1,144.00	1,144.00	0.00	0.00	0.00	0.00

BRO	Base Rent		49,944.03	49,944.03	0.00	0.00	0.00	0.00
EUE	Contra Exp - Electricity General		684.75	684.75	0.00	0.00	0.00	0.00
EUO	Conta Exp - Elec Overtime HVAC		4,276.80	4,276.80	0.00	0.00	0.00	0.00
OSR	Storage Rent		60.00	60.00	0.00	0.00	0.00	0.00
OWO	Expenses Billed - Work Orders		257.12	235.55	21.57	0.00	0.00	0.00
RMI	Recoveries Estimates - Pools for All		2,318.91	2,318.91	0.00	0.00	0.00	0.00
RUH	Billed After Hours A/C		3,872.00	3,872.00	0.00	0.00	0.00	0.00

Sher Garner Cahill Richter Total: 61,413.61 61,392.04 21.57 0.00 0.00 0.00

NO110-009761	KPMG, LLP	Master Occupant Id: 003585-2	Day Due:	Delq Day:
		2850 Current	Last Payment:	2/17/2026 203.87

11/1/2025	OWO Expenses Billed - Work Order	CH	25.00	0.00	25.00	0.00	0.00	0.00
12/1/2025	EUE Contra Exp - Electricity Gener	CH	158.78	158.78	0.00	0.00	0.00	0.00
12/1/2025	OWO Expenses Billed - Work Order	CH	50.00	50.00	0.00	0.00	0.00	0.00

EUE	Contra Exp - Electricity General		158.78	158.78	0.00	0.00	0.00	0.00
OWO	Expenses Billed - Work Orders		75.00	50.00	25.00	0.00	0.00	0.00

KPMG, LLP Total: 233.78 208.78 25.00 0.00 0.00 0.00

NO110-007857	AIG Domestic Claims, Inc.	Master Occupant Id: 003586-3	Day Due:	Delq Day:
		3000 Inactive	Last Payment:	7/10/2025 25,823.71

6/25/2025	RPY Recovery PY Reconciliation -	CH	217.35	0.00	0.00	0.00	0.00	217.35
6/25/2025	RTP Recovery PY Recon - RE Tax	NC	-11.06	0.00	0.00	0.00	0.00	-11.06

RPY	Recovery PY Reconciliation - Pools		217.35	0.00	0.00	0.00	0.00	217.35
RTP	Recovery PY Recon - RE Taxes		-11.06	0.00	0.00	0.00	0.00	-11.06

AIG Domestic Claims, Inc. Total: 206.29 0.00 0.00 0.00 0.00 0.00

NO110-010605	John Fuller	Master Occupant Id: 003648-4	Day Due:	Delq Day:
		2250 Current	Last Payment:	1/30/2026 11,804.95

12/1/2025	BRO Base Rent	CH	5,611.42	5,611.42	0.00	0.00	0.00	0.00
12/1/2025	RMI Recoveries Estimates - Pools	CH	198.82	198.82	0.00	0.00	0.00	0.00
12/1/2025	RRT Recoveries Estimates - RE T	CH	69.61	69.61	0.00	0.00	0.00	0.00

BRO	Base Rent		5,611.42	5,611.42	0.00	0.00	0.00	0.00
RMI	Recoveries Estimates - Pools for All		198.82	198.82	0.00	0.00	0.00	0.00
RRT	Recoveries Estimates - RE Tax		69.61	69.61	0.00	0.00	0.00	0.00

John Fuller Total: 5,879.85 5,879.85 0.00 0.00 0.00 0.00

NO110-009516	City Greens	Master Occupant Id: 003736-2	Day Due:	Delq Day:
		0125 Current	Last Payment:	2/6/2026 3,500.00

1/1/2023	EUW Water Reimbursement	CH	77.17	0.00	0.00	0.00	0.00	77.17
5/1/2023	EUW Water Reimbursement	CH	1,367.79	0.00	0.00	0.00	0.00	1,367.79
6/1/2023	RMI Recoveries Estimates - Pools	CH	24.38	0.00	0.00	0.00	0.00	24.38
1/1/2024	EUE Contra Exp - Electricity Gener	CH	138.09	0.00	0.00	0.00	0.00	138.09
1/1/2024	EUW Water Reimbursement	CH	260.39	0.00	0.00	0.00	0.00	260.39
1/1/2024	RMI Recoveries Estimates - Pools	CH	101.52	0.00	0.00	0.00	0.00	101.52
2/1/2024	EUE Contra Exp - Electricity Gener	CH	300.00	0.00	0.00	0.00	0.00	300.00

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
2/1/2024	RMI Recoveries Estimates - Pools	CH	101.52	0.00	0.00	0.00	0.00	101.52
4/1/2024	EUW Water Reimbursement	CH	155.84	0.00	0.00	0.00	0.00	155.84
4/1/2024	RMI Recoveries Estimates - Pools	CH	101.52	0.00	0.00	0.00	0.00	101.52
5/23/2024	RMI Recoveries Estimates - Pools	CH	21.14	0.00	0.00	0.00	0.00	21.14
5/23/2024	RPY Recovery PY Reconciliation -	CH	226.90	0.00	0.00	0.00	0.00	226.90
5/23/2024	RRT Recoveries Estimates - RE T:	CH	26.16	0.00	0.00	0.00	0.00	26.16
6/1/2024	EUE Contra Exp - Electricity Gener	CH	490.92	0.00	0.00	0.00	0.00	490.92
6/1/2024	EUW Water Reimbursement	CH	31.96	0.00	0.00	0.00	0.00	31.96
6/1/2024	RMI Recoveries Estimates - Pools	CH	105.75	0.00	0.00	0.00	0.00	105.75
6/1/2024	RRT Recoveries Estimates - RE T:	CH	5.23	0.00	0.00	0.00	0.00	5.23
7/1/2024	EUE Contra Exp - Electricity Gener	CH	540.80	0.00	0.00	0.00	0.00	540.80
7/1/2024	EUW Water Reimbursement	CH	28.61	0.00	0.00	0.00	0.00	28.61
7/1/2024	RMI Recoveries Estimates - Pools	CH	105.75	0.00	0.00	0.00	0.00	105.75
7/1/2024	RRT Recoveries Estimates - RE T:	CH	5.23	0.00	0.00	0.00	0.00	5.23
8/1/2024	EUE Contra Exp - Electricity Gener	CH	626.60	0.00	0.00	0.00	0.00	626.60
8/1/2024	EUE Contra Exp - Electricity Gener	CH	63.70	0.00	0.00	0.00	0.00	63.70
8/1/2024	EUW Water Reimbursement	CH	39.47	0.00	0.00	0.00	0.00	39.47
8/1/2024	RMI Recoveries Estimates - Pools	CH	105.75	0.00	0.00	0.00	0.00	105.75
8/1/2024	RRT Recoveries Estimates - RE T:	CH	5.23	0.00	0.00	0.00	0.00	5.23
9/1/2024	EUE Contra Exp - Electricity Gener	CH	416.91	0.00	0.00	0.00	0.00	416.91
9/1/2024	EUW Water Reimbursement	CH	33.51	0.00	0.00	0.00	0.00	33.51
9/1/2024	RMI Recoveries Estimates - Pools	CH	105.75	0.00	0.00	0.00	0.00	105.75
9/1/2024	RRT Recoveries Estimates - RE T:	CH	5.23	0.00	0.00	0.00	0.00	5.23
10/1/2024	BRO Base Rent	CH	1,170.00	0.00	0.00	0.00	0.00	1,170.00
10/1/2024	EUE Contra Exp - Electricity Gener	CH	628.73	0.00	0.00	0.00	0.00	628.73
10/1/2024	EUW Water Reimbursement	CH	46.14	0.00	0.00	0.00	0.00	46.14
10/1/2024	RMI Recoveries Estimates - Pools	CH	105.75	0.00	0.00	0.00	0.00	105.75
10/1/2024	RRT Recoveries Estimates - RE T:	CH	5.23	0.00	0.00	0.00	0.00	5.23
11/1/2024	BRO Base Rent	CH	3,905.00	0.00	0.00	0.00	0.00	3,905.00
11/1/2024	EUE Contra Exp - Electricity Gener	CH	587.39	0.00	0.00	0.00	0.00	587.39
11/1/2024	EUW Water Reimbursement	CH	38.93	0.00	0.00	0.00	0.00	38.93
11/1/2024	RMI Recoveries Estimates - Pools	CH	105.75	0.00	0.00	0.00	0.00	105.75
11/1/2024	RRT Recoveries Estimates - RE T:	CH	5.23	0.00	0.00	0.00	0.00	5.23
12/1/2024	BRO Base Rent	CH	3,905.00	0.00	0.00	0.00	0.00	3,905.00
12/1/2024	EUE Contra Exp - Electricity Gener	CH	640.04	0.00	0.00	0.00	0.00	640.04
12/1/2024	EUW Water Reimbursement	CH	49.48	0.00	0.00	0.00	0.00	49.48
12/1/2024	RMI Recoveries Estimates - Pools	CH	105.75	0.00	0.00	0.00	0.00	105.75
12/1/2024	RRT Recoveries Estimates - RE T:	CH	5.23	0.00	0.00	0.00	0.00	5.23
1/1/2025	BRO Base Rent	CH	3,905.00	0.00	0.00	0.00	0.00	3,905.00
1/1/2025	EUE Contra Exp - Electricity Gener	CH	474.09	0.00	0.00	0.00	0.00	474.09
1/1/2025	EUW Water Reimbursement	CH	38.23	0.00	0.00	0.00	0.00	38.23
1/1/2025	RMI Recoveries Estimates - Pools	CH	105.75	0.00	0.00	0.00	0.00	105.75
1/1/2025	RRT Recoveries Estimates - RE T:	CH	5.23	0.00	0.00	0.00	0.00	5.23
2/1/2025	BRO Base Rent	CH	3,905.00	0.00	0.00	0.00	0.00	3,905.00
2/1/2025	EUE Contra Exp - Electricity Gener	CH	913.92	0.00	0.00	0.00	0.00	913.92
2/1/2025	EUW Water Reimbursement	CH	96.07	0.00	0.00	0.00	0.00	96.07
2/1/2025	RMI Recoveries Estimates - Pools	CH	105.75	0.00	0.00	0.00	0.00	105.75
2/1/2025	RRT Recoveries Estimates - RE T:	CH	5.23	0.00	0.00	0.00	0.00	5.23
3/1/2025	BRO Base Rent	CH	3,905.00	0.00	0.00	0.00	0.00	3,905.00
3/1/2025	EUE Contra Exp - Electricity Gener	CH	535.53	0.00	0.00	0.00	0.00	535.53
3/1/2025	EUW Water Reimbursement	CH	44.85	0.00	0.00	0.00	0.00	44.85
3/1/2025	RMI Recoveries Estimates - Pools	CH	105.75	0.00	0.00	0.00	0.00	105.75
3/1/2025	RRT Recoveries Estimates - RE T:	CH	5.23	0.00	0.00	0.00	0.00	5.23
4/1/2025	BRO Base Rent	CH	3,905.00	0.00	0.00	0.00	0.00	3,905.00
4/1/2025	EUE Contra Exp - Electricity Gener	CH	914.02	0.00	0.00	0.00	0.00	914.02
4/1/2025	EUW Water Reimbursement	CH	52.21	0.00	0.00	0.00	0.00	52.21
4/1/2025	RMI Recoveries Estimates - Pools	CH	105.75	0.00	0.00	0.00	0.00	105.75
4/1/2025	RRT Recoveries Estimates - RE T:	CH	5.23	0.00	0.00	0.00	0.00	5.23
5/1/2025	BRO Base Rent	CH	3,905.00	0.00	0.00	0.00	0.00	3,905.00

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
5/1/2025	EUE	Contra Exp - Electricity Gener	CH	886.36	0.00	0.00	0.00	886.36
5/1/2025	EUW	Water Reimbursement	CH	54.62	0.00	0.00	0.00	54.62
5/1/2025	RMI	Recoveries Estimates - Pools	CH	105.75	0.00	0.00	0.00	105.75
5/1/2025	RRT	Recoveries Estimates - RE T	CH	5.23	0.00	0.00	0.00	5.23
6/1/2025	BRO	Base Rent	CH	3,905.00	0.00	0.00	0.00	3,905.00
6/1/2025	EUE	Contra Exp - Electricity Gener	CH	527.73	0.00	0.00	0.00	527.73
6/1/2025	EUW	Water Reimbursement	CH	55.45	0.00	0.00	0.00	55.45
6/1/2025	RMI	Recoveries Estimates - Pools	CH	105.75	0.00	0.00	0.00	105.75
6/1/2025	RRT	Recoveries Estimates - RE T	CH	5.23	0.00	0.00	0.00	5.23
6/25/2025	RMI	Recoveries Estimates - Pools	CH	103.75	0.00	0.00	0.00	103.75
6/25/2025	RPY	Recovery PY Reconciliation -	CH	131.20	0.00	0.00	0.00	131.20
6/25/2025	RRT	Recoveries Estimates - RE T	NC	-31.38	0.00	0.00	0.00	-31.38
6/25/2025	RTP	Recovery PY Recon - RE Tax	NC	-62.77	0.00	0.00	0.00	-62.77
7/1/2025	BRO	Base Rent	CH	3,905.00	0.00	0.00	0.00	3,905.00
7/1/2025	EUE	Contra Exp - Electricity Gener	CH	404.52	0.00	0.00	0.00	404.52
7/1/2025	EUE	Contra Exp - Electricity Gener	NC	-10.59	0.00	0.00	0.00	-10.59
7/1/2025	EUW	Water Reimbursement	CH	10.35	0.00	0.00	0.00	10.35
7/1/2025	EUW	Water Reimbursement	CH	57.62	0.00	0.00	0.00	57.62
7/1/2025	EUW	Water Reimbursement	NC	-10.35	0.00	0.00	0.00	-10.35
7/1/2025	RMI	Recoveries Estimates - Pools	CH	123.04	0.00	0.00	0.00	123.04
8/1/2025	BRO	Base Rent	CH	3,905.00	0.00	0.00	0.00	3,905.00
8/1/2025	EUE	Contra Exp - Electricity Gener	CH	564.81	0.00	0.00	0.00	564.81
8/1/2025	EUW	Water Reimbursement	CH	91.46	0.00	0.00	0.00	91.46
8/1/2025	RMI	Recoveries Estimates - Pools	CH	123.04	0.00	0.00	0.00	123.04
9/1/2025	BRO	Base Rent	CH	3,905.00	0.00	0.00	3,905.00	0.00
9/1/2025	EUE	Contra Exp - Electricity Gener	CH	395.08	0.00	0.00	395.08	0.00
9/1/2025	EUW	Water Reimbursement	CH	43.76	0.00	0.00	43.76	0.00
9/1/2025	RMI	Recoveries Estimates - Pools	CH	123.04	0.00	0.00	123.04	0.00
10/1/2025	BRO	Base Rent	CH	3,905.00	0.00	0.00	3,905.00	0.00
10/1/2025	EUE	Contra Exp - Electricity Gener	CH	369.23	0.00	0.00	369.23	0.00
10/1/2025	EUW	Water Reimbursement	CH	26.98	0.00	0.00	26.98	0.00
10/1/2025	RMI	Recoveries Estimates - Pools	CH	123.04	0.00	0.00	123.04	0.00
11/1/2025	BRO	Base Rent	CH	3,905.00	0.00	3,905.00	0.00	0.00
11/1/2025	EUE	Contra Exp - Electricity Gener	CH	480.27	0.00	480.27	0.00	0.00
11/1/2025	EUW	Water Reimbursement	CH	50.85	0.00	50.85	0.00	0.00
11/1/2025	RMI	Recoveries Estimates - Pools	CH	123.04	0.00	123.04	0.00	0.00
12/1/2025	BRO	Base Rent	CH	3,905.00	3,905.00	0.00	0.00	0.00
12/1/2025	EUE	Contra Exp - Electricity Gener	CH	562.32	562.32	0.00	0.00	0.00
12/1/2025	EUW	Water Reimbursement	CH	112.98	112.98	0.00	0.00	0.00
12/1/2025	RMI	Recoveries Estimates - Pools	CH	123.04	123.04	0.00	0.00	0.00

BRO	Base Rent		55,840.00	3,905.00	3,905.00	3,905.00	3,905.00	40,220.00
EUE	Contra Exp - Electricity General		11,450.47	562.32	480.27	369.23	395.08	9,643.57
EUW	Water Reimbursement		2,854.37	112.98	50.85	26.98	43.76	2,619.80
RMI	Recoveries Estimates - Pools for All		2,566.82	123.04	123.04	123.04	123.04	2,074.66
RPY	Recovery PY Reconciliation - Pools		358.10	0.00	0.00	0.00	0.00	358.10
RRT	Recoveries Estimates - RE Tax		62.77	0.00	0.00	0.00	0.00	62.77
RTP	Recovery PY Recon - RE Taxes		-62.77	0.00	0.00	0.00	0.00	-62.77

City Greens Total: 73,069.76 4,703.34 4,559.16 4,424.25 4,466.88 54,916.13

NO110-011639	Glago Law Firm / Klotz & Early	Master Occupant Id: 003770-3	Day Due:	Delq Day:
		2950 Current	Last Payment:	2/5/2026
				2,500.00

6/25/2025	RMI	Recoveries Estimates - Pools	CH	282.43	0.00	0.00	0.00	282.43
6/25/2025	RRT	Recoveries Estimates - RE T	CH	0.10	0.00	0.00	0.00	0.10
7/1/2025	RMI	Recoveries Estimates - Pools	CH	47.07	0.00	0.00	0.00	47.07
8/1/2025	RMI	Recoveries Estimates - Pools	CH	47.07	0.00	0.00	0.00	47.07
8/1/2025	RRT	Recoveries Estimates - RE T	CH	0.01	0.00	0.00	0.00	0.01

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
9/1/2025	RMI Recoveries Estimates - Pools	CH	47.07	0.00	0.00	0.00	47.07	0.00
9/1/2025	RRT Recoveries Estimates - RE Tax	CH	0.02	0.00	0.00	0.00	0.02	0.00
10/1/2025	OWO Expenses Billed - Work Order	CH	3.72	0.00	0.00	3.72	0.00	0.00
10/1/2025	RMI Recoveries Estimates - Pools	CH	47.07	0.00	0.00	47.07	0.00	0.00
10/1/2025	RRT Recoveries Estimates - RE Tax	CH	0.02	0.00	0.00	0.02	0.00	0.00
11/1/2025	RMI Recoveries Estimates - Pools	CH	47.07	0.00	47.07	0.00	0.00	0.00
11/1/2025	RRT Recoveries Estimates - RE Tax	CH	0.02	0.00	0.02	0.00	0.00	0.00
12/1/2025	RMI Recoveries Estimates - Pools	CH	47.07	47.07	0.00	0.00	0.00	0.00
12/1/2025	RRT Recoveries Estimates - RE Tax	CH	0.02	0.02	0.00	0.00	0.00	0.00

BRO	Base Rent	0.00	0.00	0.00	0.00	0.00	0.00
OWO	Expenses Billed - Work Orders	3.72	0.00	0.00	3.72	0.00	0.00
RMI	Recoveries Estimates - Pools for All	564.85	47.07	47.07	47.07	47.07	376.57
RRT	Recoveries Estimates - RE Tax	0.19	0.02	0.02	0.02	0.02	0.11

Glago Law Firm / Klotz & Early Total: 568.76 47.09 47.09 50.81 47.09 376.68
 Prepaid: -6,585.50
 Balance: -6,016.74

BRA	Base Rent Abatement	-4,211.67	-4,211.67	0.00	0.00	0.00	0.00
BRO	Base Rent	230,495.14	104,427.05	17,115.88	3,905.00	3,905.00	101,142.21
EUE	Contra Exp - Electricity General	12,313.14	1,416.17	480.27	378.05	395.08	9,643.57
EUO	Conta Exp - Elec Overtime HVAC	4,381.30	4,346.80	34.50	0.00	0.00	0.00
EUW	Water Reimbursement	2,854.37	112.98	50.85	26.98	43.76	2,619.80
MMI	Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00
MRE	Management Office Expense	-8,760.00	-8,760.00	0.00	0.00	0.00	0.00
MRR	Management Office Rents	8,760.00	8,760.00	0.00	0.00	0.00	0.00
OAT	Other Rental - Antenna and Telecor	0.00	0.00	0.00	0.00	0.00	0.00
OAU	Other Income - Auditorium	50.00	0.00	0.00	50.00	0.00	0.00
OSR	Storage Rent	60.00	60.00	0.00	0.00	0.00	0.00
OTS	Tenant Services	1,632.80	0.00	0.00	1,580.00	0.00	52.80
OWO	Expenses Billed - Work Orders	790.86	355.82	250.07	159.97	0.00	25.00
POT	Parking - Other Parking Income	1,670.00	1,670.00	0.00	0.00	0.00	0.00
REL	Recoveries - Electricity	1,086.80	0.00	0.00	1,086.80	0.00	0.00
RIN	Recoveries Estimates - Insurance	1,478.87	44.10	0.00	0.00	0.00	1,434.77
RIP	Recovery PY Recon - Insurance Po	-196.58	0.00	0.00	0.00	0.00	-196.58
RMI	Recoveries Estimates - Pools for All	8,721.95	3,405.41	273.84	170.11	170.11	4,702.48
RPY	Recovery PY Reconciliation - Pools	1,647.78	0.00	0.00	0.00	0.00	1,647.78
RRT	Recoveries Estimates - RE Tax	1,103.26	284.53	0.02	0.02	0.02	818.67
RTP	Recovery PY Recon - RE Taxes	-2,013.79	0.00	0.00	0.00	0.00	-2,013.79
RUH	Billed After Hours A/C	4,272.00	3,942.00	330.00	0.00	0.00	0.00
TIM	Tenant Improvements - Tenant Reir	2,835.05	0.00	0.00	0.00	0.00	2,835.05
XLB	Transfer balance to new lease gene	169.54	0.00	0.00	0.00	0.00	169.54

BLDG NO110 Total: 269,140.82 115,853.19 18,535.43 7,356.93 4,513.97 122,881.30
 Prepaid: -162,365.54
 Balance: 106,775.28

BRA	Base Rent Abatement	-4,211.67	-4,211.67	0.00	0.00	0.00	0.00
BRO	Base Rent	230,495.14	104,427.05	17,115.88	3,905.00	3,905.00	101,142.21
EUE	Contra Exp - Electricity General	12,313.14	1,416.17	480.27	378.05	395.08	9,643.57
EUO	Conta Exp - Elec Overtime HVAC	4,381.30	4,346.80	34.50	0.00	0.00	0.00
EUW	Water Reimbursement	2,854.37	112.98	50.85	26.98	43.76	2,619.80
MMI	Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00
MRE	Management Office Expense	-8,760.00	-8,760.00	0.00	0.00	0.00	0.00
MRR	Management Office Rents	8,760.00	8,760.00	0.00	0.00	0.00	0.00
OAT	Other Rental - Antenna and Telecor	0.00	0.00	0.00	0.00	0.00	0.00
OAU	Other Income - Auditorium	50.00	0.00	0.00	50.00	0.00	0.00
OSR	Storage Rent	60.00	60.00	0.00	0.00	0.00	0.00

Database: R52999900001

Aged Delinquencies
 Hertz Investment Group LLC
 909 Poydras Street
 Period: 12/25

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Date: 2/26/2026

BLDG: NO110

Time: 1:59 PM

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
	OTS	Tenant Services	1,632.80	0.00	0.00	1,580.00	0.00	52.80
	OWO	Expenses Billed - Work Orders	790.86	355.82	250.07	159.97	0.00	25.00
	POT	Parking - Other Parking Income	1,670.00	1,670.00	0.00	0.00	0.00	0.00
	REL	Recoveries - Electricity	1,086.80	0.00	0.00	1,086.80	0.00	0.00
	RIN	Recoveries Estimates - Insurance	1,478.87	44.10	0.00	0.00	0.00	1,434.77
	RIP	Recovery PY Recon - Insurance Po	-196.58	0.00	0.00	0.00	0.00	-196.58
	RMI	Recoveries Estimates - Pools for All	8,721.95	3,405.41	273.84	170.11	170.11	4,702.48
	RPY	Recovery PY Reconciliation - Pools	1,647.78	0.00	0.00	0.00	0.00	1,647.78
	RRT	Recoveries Estimates - RE Tax	1,103.26	284.53	0.02	0.02	0.02	818.67
	RTP	Recovery PY Recon - RE Taxes	-2,013.79	0.00	0.00	0.00	0.00	-2,013.79
	RUH	Billed After Hours A/C	4,272.00	3,942.00	330.00	0.00	0.00	0.00
	TIM	Tenant Improvements - Tenant Reir	2,835.05	0.00	0.00	0.00	0.00	2,835.05
	XLB	Transfer balance to new lease gene	169.54	0.00	0.00	0.00	0.00	169.54
		Grand Total:	269,140.82	115,853.19	18,535.43	7,356.93	4,513.97	122,881.30
		Prepaid:	-162,365.54					
		Balance:	106,775.28					

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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JS170-010699	Level 3 Communications	Master Occupant Id: 00000784-3 ROOF Current					Day Due: 1 Last Payment:	Delq Day: 1/27/2026	1,350.61
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	OAT Other Rental - Antenna and Telecor		0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Level 3 Communications Total:		0.00	0.00	0.00	0.00	0.00	0.00	0.00
		Prepaid:	-1,350.61						
		Balance:	-1,350.61						

JS170-011734	MS Dept of Human Services	Master Occupant Id: 00001611-2 0700 Current					Day Due: 1 Last Payment:	Delq Day: 1/29/2026	65,006.25
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	BRO Base Rent		0.00	0.00	0.00	0.00	0.00	0.00	0.00
	MS Dept of Human Services Total:		0.00	0.00	0.00	0.00	0.00	0.00	0.00
		Prepaid:	-65,006.25						
		Balance:	-65,006.25						

JS170-008581	GSA Federal Public Defender	Master Occupant Id: 00001873-2 0200 Current					Day Due: 1 Last Payment:	Delq Day: 2/2/2026	15,351.73
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5/9/2024	RTP	Recovery PY Recon - RE Tax NC	-1,431.74	0.00	0.00	0.00	0.00	0.00	-1,431.74
		BCP CPI Cumulative Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		BRO Base Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		MMI Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		RTP Recovery PY Recon - RE Taxes	-1,431.74	0.00	0.00	0.00	0.00	0.00	-1,431.74
		GSA Federal Public Defender Total:	-1,431.74	0.00	0.00	0.00	0.00	0.00	-1,431.74
		Prepaid:	-16,984.17						
		Balance:	-18,415.91						

JS170-011933	Operation Empathy	Master Occupant Id: 00002095-4 0120 Inactive					Day Due: 1 Last Payment:	Delq Day:	
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10/1/2025	BRO	Base Rent CH	20.00	0.00	0.00	20.00	0.00	0.00	0.00
		BRO Base Rent	20.00	0.00	0.00	20.00	0.00	0.00	0.00
		Operation Empathy Total:	20.00	0.00	0.00	20.00	0.00	0.00	0.00

		BCP CPI Cumulative Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		BRO Base Rent	20.00	0.00	0.00	20.00	0.00	0.00	0.00
		MMI Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		OAT Other Rental - Antenna and Telecor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		RTP Recovery PY Recon - RE Taxes	-1,431.74	0.00	0.00	0.00	0.00	0.00	-1,431.74
		BLDG JS170 Total:	-1,411.74	0.00	0.00	20.00	0.00	0.00	-1,431.74
		Prepaid:	-83,341.03						
		Balance:	-84,752.77						

Database: R52999900001

Aged Delinquencies
 Hertz Investment Group LLC
 City Centre South Tower
 Period: 12/25

Page: 2

Date: 2/26/2026

BLDG: JS171

Time: 1:59 PM

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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JS171-008986	MS Dept of Human Services	Master Occupant Id: 00001610-2 0200 Current		Day Due: 1	Delq Day:			
				Last Payment:	1/27/2026	164,047.50		

2/1/2025	BRO Base Rent	CH	1,547.53	0.00	0.00	0.00	0.00	1,547.53
2/1/2025	BRO Base Rent	CH	1,547.53	0.00	0.00	0.00	0.00	1,547.53
2/1/2025	BRO Base Rent	CH	1,547.53	0.00	0.00	0.00	0.00	1,547.53
2/1/2025	BRO Base Rent	CH	515.84	0.00	0.00	0.00	0.00	515.84
2/1/2025	BRO Base Rent	CH	1,547.53	0.00	0.00	0.00	0.00	1,547.53
2/1/2025	BRO Base Rent	CH	1,547.53	0.00	0.00	0.00	0.00	1,547.53
2/1/2025	BRO Base Rent	CH	515.84	0.00	0.00	0.00	0.00	515.84
2/1/2025	BRO Base Rent	CH	1,547.53	0.00	0.00	0.00	0.00	1,547.53
2/1/2025	BRO Base Rent	CH	1,547.53	0.00	0.00	0.00	0.00	1,547.53
2/1/2025	BRO Base Rent	CH	1,547.53	0.00	0.00	0.00	0.00	1,547.53
2/1/2025	BRO Base Rent	CH	1,547.53	0.00	0.00	0.00	0.00	1,547.53
2/1/2025	BRO Base Rent	CH	1,547.53	0.00	0.00	0.00	0.00	1,547.53
2/1/2025	BRO Base Rent	CH	1,547.53	0.00	0.00	0.00	0.00	1,547.53
2/1/2025	BRO Base Rent	CH	1,547.53	0.00	0.00	0.00	0.00	1,547.53
12/1/2025	BRO Base Rent	CH	515.79	515.79	0.00	0.00	0.00	0.00

BRO Base Rent	18,570.30	515.79	0.00	0.00	0.00	18,054.51
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MS Dept of Human Services Total:	18,570.30	515.79	0.00	0.00	0.00	18,054.51
Prepaid:	-164,047.50					
Balance:	-145,477.20					

BRO Base Rent	18,570.30	515.79	0.00	0.00	0.00	18,054.51
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BLDG JS171 Total:	18,570.30	515.79	0.00	0.00	0.00	18,054.51
Prepaid:	-164,047.50					
Balance:	-145,477.20					

BCP CPI Cumulative Adjustment	0.00	0.00	0.00	0.00	0.00	0.00
BRO Base Rent	18,590.30	515.79	0.00	20.00	0.00	18,054.51
MMI Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00
OAT Other Rental - Antenna and Telecor	0.00	0.00	0.00	0.00	0.00	0.00
RTP Recovery PY Recon - RE Taxes	-1,431.74	0.00	0.00	0.00	0.00	-1,431.74

Grand Total:	17,158.56	515.79	0.00	20.00	0.00	16,622.77
Prepaid:	-247,388.53					
Balance:	-230,229.97					

Database: R52999900001

Open Status Report
Hertz Investment Group LLC
Hertz 909 Poydras, LLC

Page: 1
Date: 2/26/2026
Time: 1:58 PM

PROJ: NO110

All Invoices open at End of Month thru Fiscal Period 12/25

Invoice Number	Days Past	Invoice Date	Due Date	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
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Expense Period: 11/23

Vendor: SAMBUR Samuel Burgess

112023	825	11/20/2023	11/24/2023	9/23 Cellphone Reimb	5232-0000	0.00	0.00	0.00			
Expense Period 11/23 Total:						0.00	0.00	0.00			

Expense Period: 04/24

Vendor: CINTNO Cintas Corporation

4189604069	671	4/15/2024	4/26/2024	4/15 Uniforms	5080-0000	0.00	0.00	0.00			
Expense Period 04/24 Total:						0.00	0.00	0.00			

Expense Period: 05/25

Vendor: ATLLN AT&T- Landlines

040725	295	4/7/2025	5/7/2025	3/11 - 4/6 Elev. Fir	5115-0000	-757.23	0.00	-757.23			
Expense Period 05/25 Total:						-757.23	0.00	-757.23			

Expense Period: 09/25

Vendor: MRISFT MRI Software LLC.

MRIUS2292841	146	4/13/2025	10/3/2025	2/25-4/25 Angus Clou	5271-0000	3,303.55	0.00	3,303.55			
MRIUS2394957	256	5/16/2025	6/15/2025	5/25 - 7/25 Angus Cl	5271-0000	3,303.55	0.00	3,303.55			
Expense Period 09/25 Total:						6,607.10	0.00	6,607.10			

Expense Period: 10/25

Database: R52999900001

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Hertz Investment Group LLC
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All Invoices open at End of Month thru Fiscal Period 12/25

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Vendor: RISKST Risk Strategies Company

10431313 Sub-3	153	9/26/2025	9/26/2025	Building Insurance	5360-0000	17,757.03	0.00	17,757.03			
Expense Period 10/25 Total:						17,757.03	0.00	17,757.03			

Expense Period: 12/25

Vendor: EDIFICEP Edifice Protection Group, Inc.

20251212012	69	12/12/2025	12/19/2025	11/22-12/5 Security	5165-0000	10,657.47	0.00	10,657.47	1/29/2026	35865	01/26
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Vendor: HIGMF Hertz Investment Group, LLC

NO110-12-2025M	22	1/5/2026	2/4/2026	12/25 Management Fee	5300-0000	5,180.83	0.00	5,180.83	2/25/2026	2202601	02/26
NO110-12-2025M	22	1/5/2026	2/4/2026	12/25 Management Fee	5310-0000	2,594.63	0.00	2,594.63	2/25/2026	2202601	02/26

Vendor: PLANTG The Plant Gallery

24-166115	69	12/3/2025	12/19/2025	Seasonal Decorations	5262-0000	350.00	0.00	350.00	1/29/2026	35880	01/26
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Vendor: PLATCLN Platinum Cleaning and Facility Services LLC

CINV-01079813	57	12/1/2025	12/31/2025	12/25 Night Janitori	5010-0000	32,849.02	0.00	32,849.02	2/25/2026	35924	02/26
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Vendor: PREMINC Precision Metal, Inc.

20252415	69	12/20/2025	12/19/2025	Addtl Ext Mtnce	5022-0000	4,500.00	0.00	4,500.00	2/25/2026	35925	02/26
20252416	69	12/18/2025	12/19/2025	Elev Metal Mtnce	5022-0000	2,800.00	0.00	2,800.00	2/25/2026	35925	02/26

Vendor: SEWRNO Sewerage and Water Board of N.O.

120225	56	12/2/2025	1/1/2026	12-2-25 Sewer	5106-0000	6,106.11	0.00	6,106.11	1/2/2026	35850	01/26
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Database: R52999900001

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Hertz 909 Poydras, LLC

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Vendor: WURTH Wurth Plus, LLC

WO-031225-2899	69	11/24/2025	12/19/2025	Touch-up Corridors	5075-0000	3,300.00	0.00	3,300.00	2/25/2026	35935	02/26
WO-031225-2900	69	11/24/2025	12/19/2025	Touchup doors/corrid	5075-0000	2,400.00	0.00	2,400.00	2/25/2026	35935	02/26
Expense Period 12/25 Total:						70,738.06	0.00	70,738.06			

Hertz 909 Poydras, LLC Total: 94,344.96 0.00 94,344.96

Grand Total: 94,344.96 0.00 94,344.96

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Expense Period: 03/24

Vendor: JS130 Hertz Jackson Three, LLC

JS130PayrollUM0	699	2/29/2024	3/29/2024	Q4-23 UM Billing - J	1205-0000	221.59	0.00	221.59			
JS130PayrollUM0	699	2/29/2024	3/29/2024	February 2024 Payrol	1205-0000	1,400.87	0.00	1,400.87			
JS130PayrollUM0	699	2/29/2024	3/29/2024	February 2024 Payrol	1205-0000	1,392.28	0.00	1,392.28			
JS130PayrollUM0	699	2/29/2024	3/29/2024	January 2024 Payroll	1205-0000	1,601.48	0.00	1,601.48			
JS130PayrollUM0	699	2/29/2024	3/29/2024	January 2024 Payroll	1205-0000	1,212.88	0.00	1,212.88			
JS130PayrollUM0	699	2/29/2024	3/29/2024	Q4-23 Expense Alloc	1205-0000	1,687.71	0.00	1,687.71			
Expense Period 03/24 Total:						7,516.81	0.00	7,516.81			

Expense Period: 04/24

Vendor: JS130 Hertz Jackson Three, LLC

JS130PayrollUM0	667	3/31/2024	4/30/2024	JS130 Q1 2024 Alloca	1205-0000	1,740.38	0.00	1,740.38			
JS130PayrollUM0	667	3/31/2024	4/30/2024	Q1 2024 UM Billing D	1205-0000	193.75	0.00	193.75			
JS130PayrollUM0	667	3/31/2024	4/30/2024	Payroll D/T Jackson	1205-0000	1,386.13	0.00	1,386.13			
JS130PayrollUM0	667	3/31/2024	4/30/2024	Payroll D/T Jackson	1205-0000	1,316.72	0.00	1,316.72			
Expense Period 04/24 Total:						4,636.98	0.00	4,636.98			

Expense Period: 05/24

Vendor: JS130 Hertz Jackson Three, LLC

JS130Payroll04.2	637	4/30/2024	5/30/2024	JS140 Payroll D/T JS	1205-0000	1,386.13	0.00	1,386.13			
Q32023UMExp	758	12/31/2023	1/30/2024	Q3 2023 UM Billing	1205-0000	281.25	0.00	281.25			
Expense Period 05/24 Total:						1,667.38	0.00	1,667.38			

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Expense Period: 05/25

Vendor: CARRI CARRIER COMMERCIAL SERV.

90449680-4	263	5/9/2025	6/8/2025	Chiller PM's (4 of 6	5040-0000	3,519.90	0.00	3,519.90	1/12/2026	32242	01/26
90449680-5	263	5/9/2025	6/8/2025	Chiller PM's (5 of 6	5040-0000	3,519.90	0.00	3,519.90			
90449680-6	263	5/9/2025	6/8/2025	Chiller PM's (6 of 6	5040-0000	3,519.90	0.00	3,519.90			
90452178	251	5/21/2025	6/20/2025	Technician Labor	5042-0000	2,615.76	0.00	2,615.76			
Expense Period 05/25 Total:						13,175.46	0.00	13,175.46			

Expense Period: 06/25

Vendor: AIRFILS Air Filters Sales and Service

442734	251	5/21/2025	6/20/2025	5/21/2025 Pleated Pa	5040-0000	3,162.24	0.00	3,162.24	1/12/2026	32240	01/26
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Vendor: CARRI CARRIER COMMERCIAL SERV.

90458583-1	223	6/18/2025	7/18/2025	Repairs & Leak Check	5042-0000	4,239.36	0.00	4,239.36			
90458583-2	223	6/18/2025	7/18/2025	Repairs & Leak Check	5042-0000	4,239.36	0.00	4,239.36			
90458583-3	223	6/18/2025	7/18/2025	Repairs & Leak Check	5042-0000	4,239.36	0.00	4,239.36			

Vendor: MRISFT MRI Software LLC.

MRIUS2394955	256	5/16/2025	6/15/2025	5/1/25-8/31/25 Qtrly	5271-0000	1,169.07	0.00	1,169.07			
Expense Period 06/25 Total:						17,049.39	0.00	17,049.39			

Expense Period: 07/25

Vendor: PLATCLN Platinum Cleaning and Facility Services LLC

CINV-01024661	210	7/1/2025	7/31/2025	7/1/25-7/31/25 Servi	5010-0000	1,321.05	0.00	1,321.05	1/12/2026	32250	01/26
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CINV-01024661	210	7/1/2025	7/31/2025	7/1/25-7/31/25 Servi	5012-0000	1,205.00	0.00	1,205.00	1/12/2026	32250	01/26
Expense Period 07/25 Total:						2,526.05	0.00	2,526.05			

Expense Period: 08/25

Vendor: PLATCLN Platinum Cleaning and Facility Services LLC

CINV-01032998	179	8/1/2025	8/31/2025	8/1/25-8/31/25 Night	5010-0000	1,321.05	0.00	1,321.05	2/25/2026	32270	02/26
CINV-01032998	179	8/1/2025	8/31/2025	8/1/25-8/31/25 Day C	5012-0000	1,205.00	0.00	1,205.00	2/25/2026	32270	02/26
Expense Period 08/25 Total:						2,526.05	0.00	2,526.05			

Expense Period: 09/25

Vendor: CHEAQU Chem-Aqua, Inc.

9304044	144	9/5/2025	10/5/2025	9/5/2025 Mthly Treat	5078-0000	649.13	0.00	649.13	1/12/2026	32243	01/26
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Vendor: ENTRMS1 Entergy Mississippi, Inc.

2026322392-LF	180	7/31/2025	8/30/2025	7/31/25 Late Fee	9020-0000	1,570.05	0.00	1,570.05			
2026337241-LFC	152	8/28/2025	9/27/2025	8/28/25 Late Fee Cha	9020-0000	820.15	0.00	820.15			

Vendor: GRNGJS3 Grainger

9618218003	155	8/25/2025	9/24/2025	8/25/25 Annual Membe	5290-0000	129.00	0.00	129.00	2/25/2026	32267	02/26
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Vendor: MRISFT MRI Software LLC.

MRIUS2292834	319	3/14/2025	4/13/2025	2/1/25-4/30/25 Qtrly	5271-0000	1,169.07	0.00	1,169.07			
MRIUS2497865	161	8/19/2025	9/18/2025	8/1/25-10/31/25 Qtrl	5271-0000	1,082.48	0.00	1,082.48			

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Vendor: PLATCLN Platinum Cleaning and Facility Services LLC

CINV-01042495	148	9/1/2025	10/1/2025	9/1/25-9/30/25 Servi	5010-0000	1,321.05	0.00	1,321.05			
CINV-01042495	148	9/1/2025	10/1/2025	9/1/25-9/30/25 Servi	5012-0000	1,205.00	0.00	1,205.00			

Vendor: SSPLS Security Solutions Plus, LLC

105682-4	218	6/23/2025	7/23/2025	Replaced AvyCon Hard	5170-0000	452.25	0.00	452.25	1/12/2026	32253	01/26
Expense Period 09/25 Total:						8,398.18	0.00	8,398.18			

Expense Period: 10/25

Vendor: CHEAQU Chem-Aqua, Inc.

9342642	114	10/5/2025	11/4/2025	10/5/2025 Monthly Tr	5078-0000	649.13	0.00	649.13	1/29/2026	32256	01/26
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Vendor: ENTRMS1 Entergy Mississippi, Inc.

2026356781-LF	119	9/30/2025	10/30/2025	8/25/25-9/25/25 Mete	9020-0000	806.03	0.00	806.03			
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Vendor: FSHFIR Fisher Fire Extinguisher, Inc.

90959	109	10/10/2025	11/9/2025	10/10/25 Fire Exting	5062-1000	717.12	0.00	717.12	1/12/2026	32247	01/26
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Vendor: JXNW JXN Water

80391-8/27-9/26	123	9/26/2025	10/26/2025	8/27/25-9/26/25 Wate	5106-0000	3,225.18	0.00	3,225.18	1/12/2026	32249	01/26
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Vendor: PLATCLN Platinum Cleaning and Facility Services LLC

CINV-01053331	118	10/1/2025	10/31/2025	10/1/25-10/31/25 Ser	5010-0000	1,041.43	0.00	1,041.43			
CINV-01053331	118	10/1/2025	10/31/2025	10/1/25-10/31/25 Ser	5012-0000	1,205.00	0.00	1,205.00			

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Vendor: PROTAX Property Tax Associates

34026-2	99	10/20/2025	11/19/2025	2025 Property Tax Co	5357-0000	1,509.66	0.00	1,509.66			
34026-3	99	10/20/2025	11/19/2025	2025 Property Tax Co	5357-0000	1,509.66	0.00	1,509.66			
34026-4	99	10/20/2025	11/19/2025	2025 Property Tax Co	5357-0000	1,509.66	0.00	1,509.66			
34026-5	99	10/20/2025	11/19/2025	2025 Property Tax Co	5357-0000	1,509.66	0.00	1,509.66			
34026-6	99	10/20/2025	11/19/2025	2025 Property Tax Co	5357-0000	1,509.66	0.00	1,509.66			

Vendor: REPSRV Republic Services

0823-001219780	246	5/26/2025	6/25/2025	CREDIT BALANCE	5024-0000	-690.35	0.00	-690.35			
0823-001225119	215	6/26/2025	7/26/2025	CREDIT BALANCE	5024-0000	-437.24	0.00	-437.24			
0823-001230202	185	7/26/2025	8/25/2025	CREDIT BALANCE	5024-0000	-180.85	0.00	-180.85			

Vendor: WEISER Weiser Security Service

1236808	96	10/23/2025	11/22/2025	10/10/25-10/16/25 We	5165-0000	343.35	0.00	343.35	1/12/2026	32255	01/26
Expense Period 10/25 Total:						14,227.10	0.00	14,227.10			

Expense Period: 11/25

Vendor: CHEAQU Chem-Aqua, Inc.

9382799	83	11/5/2025	12/5/2025	11/5/2025 Monthly Tr	5078-0000	649.13	0.00	649.13	2/25/2026	32263	02/26
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Vendor: ENTRMS1 Entergy Mississippi, Inc.

2026368776-LF	91	10/28/2025	11/27/2025	9/25/25-10/26/25 Ent	9020-0000	1,562.25	0.00	1,562.25			
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Vendor: EXELL Exell

418827	114	11/4/2025	11/4/2025	11/4/2025 Water Cool	5215-0000	11.88	0.00	11.88			
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Vendor: GRNGJS3 Grainger

9707288412	77	11/11/2025	12/11/2025	Push Button Door Ope	5058-0000	17.16	0.00	17.16	2/25/2026	32267	02/26
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Vendor: JXNW JXN Water

80391-9/26-10/29	89	10/30/2025	11/29/2025	9/26/25-10/29/25 Met	5106-0000	3,081.04	0.00	3,081.04	2/25/2026	32269	02/26
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Vendor: PLATCLN Platinum Cleaning and Facility Services LLC

CINV-01065585	87	11/1/2025	12/1/2025	11/1/25-11/30/25 Day	5012-0000	1,205.00	0.00	1,205.00			
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CINV-01065585	87	11/1/2025	12/1/2025	11/1/25-11/30/25 Con	5010-0000	939.01	0.00	939.01			
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Vendor: WEISER Weiser Security Service

1237360	89	10/30/2025	11/29/2025	10/17/25-10/23/25 We	5165-0000	343.35	0.00	343.35	1/12/2026	32255	01/26
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1238158	82	11/6/2025	12/6/2025	10/24/25-10/30/25 We	5165-0000	343.35	0.00	343.35	1/12/2026	32255	01/26
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1239083	75	11/13/2025	12/13/2025	10/31/25-11/6/25 Wee	5165-0000	343.35	0.00	343.35	1/12/2026	32255	01/26
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1240499	68	11/20/2025	12/20/2025	11/7/25-11/13/25 Wee	5165-0000	343.35	0.00	343.35	1/29/2026	32260	01/26
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Expense Period 11/25 Total: 8,838.87 0.00 8,838.87

Expense Period: 12/25

Vendor: CHEAQU Chem-Aqua, Inc.

9422128	53	12/5/2025	1/4/2026	12/5/2025 Monthly Tr	5078-0000	649.13	0.00	649.13			
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Vendor: CSPLNT CS Landscapes

7142	37	12/21/2025	1/20/2026	January 2026 Plant M	5125-0000	447.80	0.00	447.80	1/12/2026	32244	01/26
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Vendor: DRPEST1 D.R.'s Pest Control, LLC

6621	43	12/15/2025	1/14/2026	12/15/2025 Monthly T	5087-0000	162.00	0.00	162.00	1/12/2026	32246	01/26
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Vendor: ENTRMS1 Entergy Mississippi, Inc.											
2026356781-1	119	9/30/2025	10/30/2025	8/25/25-9/25/25 Mete	5102-0000	22,937.33	0.00	22,937.33	1/2/2026	32239	01/26
2026356781-2	119	9/30/2025	10/30/2025	8/25/25-9/25/25 Mete	5102-0000	22,937.34	0.00	22,937.34	1/29/2026	32257	01/26
2026380337-LF	60	11/28/2025	12/28/2025	10/27/25-11/24/25 La	9020-0000	1,801.55	0.00	1,801.55			
Vendor: EXELL Exell											
454582	87	12/1/2025	12/1/2025	12/1/2025 Water Cool	5215-0000	11.88	0.00	11.88			
Vendor: HIGMF Hertz Investment Group, LLC											
1125MFTU-JS14C	80	12/1/2025	12/8/2025	11/2025 Mgmt Fee TU	5300-0000	901.12	0.00	901.12	2/25/2026	022602	02/26
*** This invoice was REOPENED in Expense Period 12/25 ***											
1225MFE-JS140	80	12/1/2025	12/8/2025	12/2025 Mgmt Fee EST	5300-0000	2,500.00	0.00	2,500.00	2/25/2026	022602	02/26
*** This invoice was REOPENED in Expense Period 12/25 ***											
Vendor: JCLAY John Clay											
12/18/25-JC	59	12/29/2025	12/29/2025	Reimburse Cell Phone	5230-0000	100.00	0.00	100.00	1/12/2026	32248	01/26
Vendor: JXNW JXN Water											
80391-10/29-11/2	63	11/25/2025	12/25/2025	10/29/25-11/25/25 Wa	5106-0000	3,095.60	0.00	3,095.60			
Vendor: PLATCLN Platinum Cleaning and Facility Services LLC											
CINV-01079766	57	12/1/2025	12/31/2025	12/1/25-12/31/25 Day	5012-0000	1,205.00	0.00	1,205.00			
CINV-01079766	57	12/1/2025	12/31/2025	12/1/25-12/31/25 Nig	5010-0000	939.01	0.00	939.01			
Vendor: REPSRV Republic Services											
0823-001256348	32	12/26/2025	1/25/2026	1/1/26-1/31/26 Servi	5024-0000	257.82	0.00	257.82	1/12/2026	32251	01/26
0823-001256348	32	12/26/2025	1/25/2026	Late Fee Charge	9020-0000	7.85	0.00	7.85	1/12/2026	32251	01/26

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Vendor: SOTECH Southern Controls Technology, LLC

2495-1	68	11/20/2025	12/20/2025	AHU & VAV Issues	5042-0000	1,127.78	0.00	1,127.78	1/12/2026	32252	01/26
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Vendor: WEISER Weiser Security Service

1241274	61	11/27/2025	12/27/2025	11/14/25-11/20/25 We	5165-0000	343.35	0.00	343.35	1/29/2026	32260	01/26
1242128	54	12/4/2025	1/3/2026	11/21/25-11/27/25 We	5165-0000	343.35	0.00	343.35	1/29/2026	32260	01/26
1243105	47	12/11/2025	1/10/2026	11/28/25-12/4/25 Wee	5165-0000	343.35	0.00	343.35	2/25/2026	32274	02/26
1244365	40	12/18/2025	1/17/2026	12/5/25-12/11/25 Wee	5165-0000	343.35	0.00	343.35	2/25/2026	32274	02/26
1245299	33	12/25/2025	1/24/2026	12/12/25-12/18/25 We	5165-0000	343.35	0.00	343.35	2/25/2026	32274	02/26
Expense Period 12/25 Total:						60,797.96	0.00	60,797.96			

Hertz Jackson Four, LLC Total: 141,360.23 0.00 141,360.23

Grand Total: 141,360.23 0.00 141,360.23

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Expense Period: 02/24

Vendor: JS130 Hertz Jackson Three, LLC

Q#23JS170-JS17	880	9/30/2023	9/30/2023	7.23-9.23 Utility Ma	5240-0000	387.50	0.00	387.50			
Q#23JS170-JS17	880	9/30/2023	9/30/2023	7.23-9.23 Utility Ma	5240-0000	431.25	0.00	431.25			
Q123JS170-JS17	1063	3/31/2023	3/31/2023	1.23-3.23 Utility Ma	5240-0000	225.00	0.00	225.00			
Q123JS170-JS17	1063	3/31/2023	3/31/2023	1.23-3.23 Utility Ma	5240-0000	187.50	0.00	187.50			
Q223JS170-JS17	972	6/30/2023	6/30/2023	4.23-6.23 Utility Ma	5240-0000	212.50	0.00	212.50			
Q223JS170-JS17	972	6/30/2023	6/30/2023	4.23-6.23 Utility Ma	5240-0000	200.00	0.00	200.00			
Expense Period 02/24 Total:						1,643.75	0.00	1,643.75			

Expense Period: 05/24

Vendor: KBAIN Kimberly Bain

KBHJCC5.22.24	645	5/22/2024	5/22/2024	Day Porters (2) \$50/	5290-0000	0.00	0.00	0.00			
Expense Period 05/24 Total:						0.00	0.00	0.00			

Expense Period: 07/25

Vendor: LAZ LAZ Karp Associates, LLC

SI1035251	195	7/16/2025	8/15/2025	June 2025 True-Up/Se	4210-0000	1,755.16	0.00	1,755.16			
SI1035251	195	7/16/2025	8/15/2025	June 2025 True-Up/Se	4210-0000	1,755.17	0.00	1,755.17			
Expense Period 07/25 Total:						3,510.33	0.00	3,510.33			

Expense Period: 10/25

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Vendor: INBACE Interstate Battery Center

1902501042763	134	9/15/2025	10/15/2025	Batteries/Fire Safet	5062-1000	172.19	0.00	172.19	1/15/2026	33328	01/26
*** This invoice was REOPENED in Expense Period 01/26 ***											
1902501042763	134	9/15/2025	10/15/2025	Batteries/Fire Safet	5062-1000	172.18	0.00	172.18	1/15/2026	33328	01/26
*** This invoice was REOPENED in Expense Period 01/26 ***											

Vendor: QUADUSA Quadient Finance USA, Inc.

0343-10/15/25	134	10/15/2025	10/15/2025	Credit Balance	5234-0000	-73.70	0.00	-73.70			
0343-10/15/25	134	10/15/2025	10/15/2025	Credit Balance	5234-0000	-73.71	0.00	-73.71			
Expense Period 10/25 Total:						196.96	0.00	196.96			

Expense Period: 11/25

Vendor: EXELL Exell

418755	84	11/4/2025	12/4/2025	11/4/2025 Water Cool	5215-0000	7.56	0.00	7.56	1/29/2026	33338	01/26
418755	84	11/4/2025	12/4/2025	11/4/2025 Water Cool	5215-0000	7.56	0.00	7.56	1/29/2026	33338	01/26
Expense Period 11/25 Total:						15.12	0.00	15.12			

Expense Period: 12/25

Vendor: AIRE Aire-Master of Mis-MS

79290	50	12/8/2025	1/7/2026	12/8/2025 Diffuser S	5071-0000	25.00	0.00	25.00	1/29/2026	33329	01/26
79290	50	12/8/2025	1/7/2026	12/8/2025 Diffuser S	5071-0000	25.00	0.00	25.00	1/29/2026	33329	01/26

Vendor: ANFRY Ann Fry

12/18/25-PCR	70	12/18/2025	12/18/2025	Circle K/Fuel for BI	5160-0000	5.00	0.00	5.00	1/12/2026	33307	01/26
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12/18/25-PCR	70	12/18/2025	12/18/2025	Kroger/Turkey Giveaw	5260-0000	7.88	0.00	7.88	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Sam's Club/Candy for	5260-0000	33.14	0.00	33.14	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Walmart/M. Craft Uni	5080-0000	80.20	0.00	80.20	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Circle K/Fuel for BI	5160-0000	10.00	0.00	10.00	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Kroger/Turkey Giveaw	5260-0000	8.10	0.00	8.10	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Walmart/Christmas De	5262-0000	16.56	0.00	16.56	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Office Depot/2026 Ca	5210-0000	17.81	0.00	17.81	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Sam's Club/Drinks/Ho	5260-0000	83.03	0.00	83.03	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	4 Bags of Ice/Holida	5260-0000	6.50	0.00	6.50	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Security/Joe/Holiday	5172-0000	50.00	0.00	50.00	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Security/Mary/Holida	5172-0000	50.00	0.00	50.00	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Security/Will/Holida	5172-0000	25.00	0.00	25.00	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Security/Roderick/Ho	5172-0000	25.00	0.00	25.00	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Carl's Sheet Metal/E	5032-0000	138.00	0.00	138.00	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Security/Roderick/Ho	5172-0000	25.00	0.00	25.00	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Security/Will/Holida	5172-0000	25.00	0.00	25.00	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Security/Mary/Holida	5172-0000	50.00	0.00	50.00	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Security/Joe/Holiday	5172-0000	50.00	0.00	50.00	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	4 Bags of Ice/Holida	5260-0000	6.50	0.00	6.50	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Sam's Club/Drinks/Ho	5260-0000	83.02	0.00	83.02	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Office Depot/2026 Ca	5210-0000	17.81	0.00	17.81	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Walmart/Christmas De	5262-0000	16.55	0.00	16.55	1/12/2026	33307	01/26

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12/18/25-PCR	70	12/18/2025	12/18/2025	Kroger/Turkey Giveaw	5260-0000	8.10	0.00	8.10	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Circle K/Fuel for BI	5160-0000	10.00	0.00	10.00	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Walmart/M. Craft Uni	5080-0000	80.19	0.00	80.19	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Sam's Club/Candy for	5260-0000	33.13	0.00	33.13	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Kroger/Turkey Giveaw	5260-0000	7.87	0.00	7.87	1/12/2026	33307	01/26
12/18/25-PCR	70	12/18/2025	12/18/2025	Circle K/Fuel for BI	5160-0000	5.00	0.00	5.00	1/12/2026	33307	01/26
Vendor: ARAMARK Vestis Services, LLC											
5816344205	85	12/3/2025	12/3/2025	12/3/2025 Building M	5071-0000	58.85	0.00	58.85	1/12/2026	33309	01/26
5816344205	85	12/3/2025	12/3/2025	12/3/2025 Building M	5071-0000	58.85	0.00	58.85	1/12/2026	33309	01/26
5816347679	78	12/10/2025	12/10/2025	12/10/2025 Building	5071-0000	58.85	0.00	58.85	1/12/2026	33309	01/26
5816347679	78	12/10/2025	12/10/2025	12/10/2025 Building	5071-0000	58.85	0.00	58.85	1/12/2026	33309	01/26
5816351113	71	12/17/2025	12/17/2025	12/17/2025 Building	5071-0000	58.85	0.00	58.85	1/12/2026	33309	01/26
5816351113	71	12/17/2025	12/17/2025	12/17/2025 Building	5071-0000	58.85	0.00	58.85	1/12/2026	33309	01/26
5816354585	64	12/24/2025	12/24/2025	12/24/2025 Building	5071-0000	58.85	0.00	58.85	1/12/2026	33309	01/26
5816354585	64	12/24/2025	12/24/2025	12/24/2025 Building	5071-0000	58.85	0.00	58.85	1/12/2026	33309	01/26
Vendor: ATMOS Atmos Energy											
7325-11/21-12/23	65	12/23/2025	12/23/2025	11/21/25-12/23/25 Ga	5104-0000	5,360.44	0.00	5,360.44	1/12/2026	33310	01/26
7759-11/21-12/23	55	12/23/2025	1/2/2026	11/21/25-12/23/25 Ga	5104-0000	13,218.60	0.00	13,218.60	1/12/2026	33311	01/26
Vendor: CARRI CARRIER COMMERCIAL SERV.											
90505244	43	12/15/2025	1/14/2026	RTU Inspection	5042-0000	1,340.28	0.00	1,340.28	1/29/2026	33333	01/26

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Vendor: CHEAQU Chem-Aqua, Inc.

9425551	48	12/10/2025	1/9/2026	12/10/2025 Monthly T	5078-0000	579.58	0.00	579.58	1/12/2026	33313	01/26
9425551	48	12/10/2025	1/9/2026	12/10/2025 Monthly T	5078-0000	579.58	0.00	579.58	1/12/2026	33313	01/26

Vendor: CRSHYN Chris Haynes Electric Supply Inc

1065736	54	12/4/2025	1/3/2026	Handybox/Replace ADA	5160-0000	2.57	0.00	2.57	1/29/2026	33335	01/26
1065736	54	12/4/2025	1/3/2026	Handybox/Replace ADA	5160-0000	2.57	0.00	2.57	1/29/2026	33335	01/26
1065800	53	12/5/2025	1/4/2026	TGL/Replace ADA Swit	5160-0000	4.67	0.00	4.67	1/29/2026	33335	01/26
1065800	53	12/5/2025	1/4/2026	TGL/Replace ADA Swit	5160-0000	4.68	0.00	4.68	1/29/2026	33335	01/26

Vendor: EARPRE Earle Press Inc.

245022-1	126	10/23/2025	10/23/2025	Parking Tickets	5160-0000	143.87	0.00	143.87	1/12/2026	33314	01/26
245022-1	126	10/23/2025	10/23/2025	Parking Tickets	5160-0000	143.87	0.00	143.87	1/12/2026	33314	01/26

Vendor: EXELL Exell

454510	57	12/1/2025	12/31/2025	12/1/2025 Water Cool	5215-0000	7.56	0.00	7.56	1/29/2026	33338	01/26
454510	57	12/1/2025	12/31/2025	12/1/2025 Water Cool	5215-0000	7.56	0.00	7.56	1/29/2026	33338	01/26
475341	43	12/15/2025	1/14/2026	Drinking Water	5215-0000	27.77	0.00	27.77	1/29/2026	33338	01/26
475341	43	12/15/2025	1/14/2026	Drinking Water	5215-0000	27.76	0.00	27.76	1/29/2026	33338	01/26

Vendor: GRNGJS3 Grainger

9726649255	57	12/1/2025	12/31/2025	Replace Handicap Pus	5150-0000	21.20	0.00	21.20	1/29/2026	33339	01/26
9726649255	57	12/1/2025	12/31/2025	Replace Handicap Pus	5150-0000	21.20	0.00	21.20	1/29/2026	33339	01/26
9732713616	53	12/5/2025	1/4/2026	Mounting Bracket	5090-0000	14.57	0.00	14.57	1/29/2026	33339	01/26
9732713616	53	12/5/2025	1/4/2026	Mounting Bracket	5090-0000	14.57	0.00	14.57	1/29/2026	33339	01/26

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9744610677	42	12/16/2025	1/15/2026	Mounting Brackets fo	5045-0000	116.54	0.00	116.54	1/29/2026	33339	01/26
Vendor: GRNOAK Green Oak Garden Center, LLC											
31244	39	12/19/2025	1/18/2026	January 2026 Plant M	5125-0000	116.14	0.00	116.14	1/29/2026	33340	01/26
31244	39	12/19/2025	1/18/2026	January 2026 Plant M	5125-0000	116.14	0.00	116.14	1/29/2026	33340	01/26
Vendor: HNDTAX HINDS COUNTY TAX COLLECTOR											
42918/2025	41	12/17/2025	1/16/2026	2025 Personal Proper	5352-0000	122.03	0.00	122.03	1/12/2026	33317	01/26
42918/2025	41	12/17/2025	1/16/2026	2025 Personal Proper	5352-0000	122.02	0.00	122.02	1/12/2026	33317	01/26
Vendor: JCKPAP Jackson Paper Company											
1437091	68	12/10/2025	12/20/2025	Tissue, Soap, Can Li	5018-0000	595.94	0.00	595.94	1/12/2026	33318	01/26
1437091	68	12/10/2025	12/20/2025	Tissue, Soap, Can Li	5018-0000	595.94	0.00	595.94	1/12/2026	33318	01/26
Vendor: JXNW JXN Water											
1049-11/25-12/26	52	12/26/2025	1/5/2026	11/25/25-12/26/25 Wa	5106-0000	2,201.28	0.00	2,201.28	1/12/2026	33319	01/26
12173-11/5-12/7	80	12/8/2025	12/8/2025	11/5/25-12/7/25 Park	5930-8000	160.13	0.00	160.13	1/12/2026	33320	01/26
12173-11/5-12/7	80	12/8/2025	12/8/2025	11/5/25-12/7/25 Park	5930-8000	160.13	0.00	160.13	1/12/2026	33320	01/26
Vendor: OFFDEP ODP Business Solutions, LLC											
437412884001	159	8/21/2025	9/20/2025	Coffee Creamer	5215-0000	9.91	0.00	9.91	1/12/2026	33323	01/26
437412884001	159	8/21/2025	9/20/2025	Coffee Creamer	5215-0000	9.92	0.00	9.92	1/12/2026	33323	01/26
437413359001	159	8/21/2025	9/20/2025	Mounting Tape	5210-0000	15.78	0.00	15.78	1/12/2026	33323	01/26
437413359001	159	8/21/2025	9/20/2025	Coffee	5215-0000	19.91	0.00	19.91	1/12/2026	33323	01/26
437413359001	159	8/21/2025	9/20/2025	Coffee	5215-0000	19.92	0.00	19.92	1/12/2026	33323	01/26
437413359001	159	8/21/2025	9/20/2025	Mounting Tape	5210-0000	15.79	0.00	15.79	1/12/2026	33323	01/26

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437413360001	159	8/21/2025	9/20/2025	Spray Duster	5210-0000	4.80	0.00	4.80	1/12/2026	33323	01/26
437413360001	159	8/21/2025	9/20/2025	Spray Duster	5210-0000	4.80	0.00	4.80	1/12/2026	33323	01/26
444171235001	85	11/3/2025	12/3/2025	Coffee Creamer	5215-0000	9.92	0.00	9.92	1/12/2026	33323	01/26
444171235001	85	11/3/2025	12/3/2025	Coffee Creamer	5215-0000	9.91	0.00	9.91	1/12/2026	33323	01/26
446153396001	91	10/28/2025	11/27/2025	2026 Planner	5210-0000	14.01	0.00	14.01	1/12/2026	33323	01/26
446153396001	91	10/28/2025	11/27/2025	Coffee	5215-0000	31.65	0.00	31.65	1/12/2026	33323	01/26
446153396001	91	10/28/2025	11/27/2025	2026 Planner	5210-0000	14.01	0.00	14.01	1/12/2026	33323	01/26
446153396001	91	10/28/2025	11/27/2025	Coffee	5215-0000	31.65	0.00	31.65	1/12/2026	33323	01/26
446153396002	89	10/30/2025	11/29/2025	Splenda Sweetener	5215-0000	9.38	0.00	9.38	1/12/2026	33323	01/26
446153396002	89	10/30/2025	11/29/2025	Splenda Sweetener	5215-0000	9.37	0.00	9.37	1/12/2026	33323	01/26
450181287001	49	12/9/2025	1/8/2026	Hot Chocolate & Coff	5215-0000	11.97	0.00	11.97	1/12/2026	33323	01/26
450181287001	49	12/9/2025	1/8/2026	Hot Chocolate & Coff	5215-0000	11.97	0.00	11.97	1/12/2026	33323	01/26
450181287002	42	12/16/2025	1/15/2026	Coffee	5215-0000	10.86	0.00	10.86	1/12/2026	33323	01/26
450181287002	42	12/16/2025	1/15/2026	Coffee	5215-0000	10.86	0.00	10.86	1/12/2026	33323	01/26
Vendor: PLATCLN Platinum Cleaning and Facility Services LLC											
CINV-01079741	57	12/1/2025	12/31/2025	12/1/25-12/31/25 Day	5012-0000	650.25	0.00	650.25	1/12/2026	33324	01/26
CINV-01079741	57	12/1/2025	12/31/2025	12/1/25-12/31/25 Day	5012-0000	650.26	0.00	650.26	1/12/2026	33324	01/26
CINV-01079742	57	12/1/2025	12/31/2025	12/1/25-12/31/25 Ser	5010-0000	3,991.44	0.00	3,991.44	1/12/2026	33324	01/26
CINV-01079742	57	12/1/2025	12/31/2025	12/1/25-12/31/25 Ser	5010-0000	9,788.42	0.00	9,788.42	1/12/2026	33324	01/26
Vendor: QUADINC Quadient Leaseing USA, Inc.											
Q2145981	40	12/18/2025	1/17/2026	Late Fee Charge	9020-0000	19.50	0.00	19.50	1/29/2026	33347	01/26
Q2145981	40	12/18/2025	1/17/2026	1/18/26-4/17/26 Post	5273-0000	105.45	0.00	105.45	1/29/2026	33347	01/26

Database: R52999900001

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Hertz Investment Group LLC
Hertz Jackson City Centre LLC

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All Invoices open at End of Month thru Fiscal Period 12/25

Invoice Number	Days Past	Invoice Date	Due Date	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
Q2145981	40	12/18/2025	1/17/2026	1/18/26-4/17/26 Post	5273-0000	105.46	0.00	105.46	1/29/2026	33347	01/26
Q2145981	40	12/18/2025	1/17/2026	Late Fee Charge	9020-0000	19.50	0.00	19.50	1/29/2026	33347	01/26
Vendor: QUADUSA Quadient Finance USA, Inc.											
0343-11/14/25	104	11/14/2025	11/14/2025	Postage Credit	5234-0000	-73.70	0.00	-73.70			
0343-11/14/25	104	11/14/2025	11/14/2025	Postage Credit	5234-0000	-73.71	0.00	-73.71			
0343-12/15	73	12/15/2025	12/15/2025	Credit Balance	5234-0000	-48.70	0.00	-48.70			
0343-12/15	73	12/15/2025	12/15/2025	Credit Balance	5234-0000	-48.71	0.00	-48.71			
Vendor: REDD Redd Pest Solutions											
1126659	41	12/17/2025	1/16/2026	12/17/2025 Monthly T	5087-0000	86.40	0.00	86.40	1/29/2026	33348	01/26
1126659	41	12/17/2025	1/16/2026	12/17/2025 Monthly T	5087-0000	86.40	0.00	86.40	1/29/2026	33348	01/26
Vendor: RENE Rene Hilton											
12/29/25-RH	59	12/29/2025	12/29/2025	Reimburse Mileage	5290-0000	5.60	0.00	5.60	1/12/2026	33325	01/26
12/29/25-RH	59	12/29/2025	12/29/2025	Reimburse Cell Phone	5230-0000	50.00	0.00	50.00	1/12/2026	33325	01/26
12/29/25-RH	59	12/29/2025	12/29/2025	Reimburse Cell Phone	5230-0000	50.00	0.00	50.00	1/12/2026	33325	01/26
12/29/25-RH	59	12/29/2025	12/29/2025	Reimburse Mileage	5290-0000	5.60	0.00	5.60	1/12/2026	33325	01/26
Vendor: RJYOU RJ Young Company											
INV7831970	43	12/15/2025	1/14/2026	11/15/25-12/14/25 Co	5273-0000	111.24	0.00	111.24	1/29/2026	33349	01/26
INV7831970	43	12/15/2025	1/14/2026	11/15/25-12/14/25 Co	5273-0000	111.24	0.00	111.24	1/29/2026	33349	01/26
Vendor: SCHIND Schindler Elevator Company											
4607341629	26	1/1/2026	1/31/2026	1/1/26-1/31/26 PM's	5030-0000	2,254.99	0.00	2,254.99	1/12/2026	33326	01/26
4607341629	26	1/1/2026	1/31/2026	1/1/26-1/31/26 PM's	5030-0000	2,254.99	0.00	2,254.99	1/12/2026	33326	01/26

Database: R52999900001

**Open Status Report
Hertz Investment Group LLC
Hertz Jackson City Centre LLC**

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All Invoices open at End of Month thru Fiscal Period 12/25

Invoice Number	Days Past	Invoice Date	Due Date	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
4626229437	67	11/21/2025	12/21/2025	Faulty Door Operator	5032-0000	1,380.74	0.00	1,380.74	1/29/2026	33351	01/26
Vendor: UPCHU UpchurchServices, LLC											
19946	56	12/2/2025	1/1/2026	Pulled Motor & Trans	5042-0000	6,237.77	0.00	6,237.77	1/29/2026	33353	01/26
21470	46	12/12/2025	1/11/2026	Repaired issue with	5042-0000	4,560.61	0.00	4,560.61	1/29/2026	33353	01/26
Vendor: WEISER Weiser Security Service											
1242124	54	12/4/2025	1/3/2026	11/21/25-11/27/25 We	5165-0000	1,640.42	0.00	1,640.42	1/12/2026	33327	01/26
1242124	54	12/4/2025	1/3/2026	11/21/25-11/27/25 We	5165-0000	1,640.42	0.00	1,640.42	1/12/2026	33327	01/26
1243101	47	12/11/2025	1/10/2026	11/28/25-12/4/25 Wee	5165-0000	1,563.57	0.00	1,563.57	1/12/2026	33327	01/26
1243101	47	12/11/2025	1/10/2026	11/28/25-12/4/25 Wee	5165-0000	1,563.57	0.00	1,563.57	1/12/2026	33327	01/26
1244361	40	12/18/2025	1/17/2026	12/5/25-12/11/25 Wee	5165-0000	1,554.21	0.00	1,554.21	1/29/2026	33354	01/26
1244361	40	12/18/2025	1/17/2026	12/5/25-12/11/25 Wee	5165-0000	1,554.22	0.00	1,554.22	1/29/2026	33354	01/26
1245295	33	12/25/2025	1/24/2026	12/12/25-12/18/25 We	5165-0000	1,584.42	0.00	1,584.42	1/29/2026	33354	01/26
1245295	33	12/25/2025	1/24/2026	12/12/25-12/18/25 We	5165-0000	1,584.43	0.00	1,584.43	1/29/2026	33354	01/26
Expense Period 12/25 Total:						72,567.07	0.00	72,567.07			
Hertz Jackson City Centre LLC Total:						77,933.23	0.00	77,933.23			
Grand Total:						77,933.23	0.00	77,933.23			

Significant Events

Prospero Building & Garage (Memphis, TN)

The sale of the property closed October 27, 2025, for a sale price of \$12m.

111 E. Capitol (Jackson, MS)

111 E. Capitol has not been generating sufficient cash flow to fund operating expenses.

The mortgage payments for the loan on the property have not been made since March 2025. The loan matured in January 2026.

2025 Real Estate Taxes in the amount of \$203,106.20 due February 1, 2026, are unpaid.

The balance owed to the electricity company is approximately \$150,000 as of February 28, 2026, and they are threatening to disconnect the electricity to the building sometime in the first week of March.

There is currently only one working chiller at the property. If that chiller were to break down, the building would be without air conditioning. The estimated cost of a new chiller is \$400,000.

City Centre (Jackson, MS)

A purchase and sale agreement is currently being negotiated for the sale of the property at a purchase price of \$6.9m.

Claims/Legal Proceedings

There is a claim for unpaid brokerage fees payable to Jeff Speed/Speed Realty in the approximate amount of \$690,000.00 related to City Centre in Jackson, MS. A lien has since been filed on the property, a copy of which is attached.

1938639

INSTRUMENT PREPARED BY AND RETURN TO:

Michael V. Cory, Jr (MSB No. 9868)
DANKS MILLER & CORY, PA
213 South Lamar Street
Jackson, MS 39201
Tel: (601) 957-3101
mc@dmclaw.net

**NOTICE OF BROKER'S LIEN
(Miss. Code Ann. § 85-7-507)**

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Jeff Speed and Speed Commercial Real Estate, whose principal and business address is 800 S Wheatley St Suite 190, Ridgeland, MS 39157, and phone number 601-987-0202, who is duly licensed as a real estate broker under the laws of the State of Mississippi (License No.B-16810), hereby gives notice of a lien upon the commercial real estate described below pursuant to the Mississippi Commercial Real Estate Broker Lien Act, Miss. Code Ann. §§ 85-7-501 et seq., for compensation due.

1. **Property Owner(s):** Hertz Jackson City Centre, LLC
2. **Description of Property (City Centre):**

Street address: 200 South Lamar St, Jackson, Mississippi 39201.
Parcel Numbers: 191-30; 191-8-1; 191-8; 191-32; 191-3
Full legal description – **Exhibit A.**


3. **Amount of Lien:**
\$94,933.32, representing earned but unpaid brokerage fees under the agreement described below.

\$595,539.80, representing earned future installments for years 11-20 pursuant to the terms of the agreement described below.

4. **Basis of Lien:** The lien is based on the written agreement as subsequently amended by and between Speed Commercial Real Estate and Hertz Jackson City Centre, LLC, whereby the undersigned was engaged to provide brokerage services for the City Centre office building above-described commercial property. Pursuant to the terms of the agreement, as subsequently amended, compensation is currently due, and future compensation is due in installments and upon expansions and renewals.
5. **Party to Whom Services Were Provided:** Hertz Investment Group (Hertz Jackson City Centre, LLC)
6. **Filing and Duration of Lien:** This lien is being filed before the conveyance or transfer of the commercial real estate and is intended to secure both the presently due and future installment or renewal-based compensation under Mississippi law. Code Ann. § 85-7-507. This lien shall be valid and enforceable for a period of one (1) year from the date of filing. It may be renewed for additional one-year periods by filing a renewal notice in accordance with the statute.
7. **Partial Releases:** The undersigned broker shall provide partial releases as payments are received, reducing the outstanding lien balance accordingly, in compliance with Miss. Code Ann. § 85-7-507.
8. **Notice to Owner:** A copy of this Notice of Broker's Lien is being sent by certified mail to the property owner(s) as required by Miss. Code Ann. § 85-7-509.

YOU ARE HEREBY NOTIFIED that the undersigned claims a lien against the above-described commercial property pursuant to Mississippi law. The lien is for the unpaid broker's commission and shall be enforced as provided by Miss. Code Ann. § 85-7-501 et seq.

DATED this 10th day of February, 2026.



JEFF SPEED
Speed Commercial Real Estate

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally, appeared before me the undersigned authority in and for the jurisdiction aforesaid, the within named JEFF SPEED, as the President of Speed Commercial Real Estate, attested that the matters and things stated in the above and foregoing are true and accurate to the best of the lien claimant's knowledge and belief.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 10 day of February, 2026.


NOTARY PUBLIC



My Commission expires: July 25, 2027

(seal)

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degrees 15 minutes 55 seconds and run Southerly, along the West boundary of said Hughes property, 68.47 feet to the intersection of the West boundary of the Hughes property with the Easterly projection of the North edge of a concrete walk; turn thence through an interior angle of 88 degrees 38 minutes 03 seconds and run Westerly, along the Easterly projection of said walk, the North edge of said walk and the Westerly projection of said walk 122.42 feet to an East face of a twelve story building; turn thence through an exterior angle of 90 degrees 11 minutes 43 seconds and run Northerly along the East face of said building 11.90 feet to a building corner; turn thence through an exterior angle of 90 degrees 00 minutes and run Westerly along a North face of said building 51.60 feet to a building corner; turn thence through an exterior angle of 90 degrees 00 minutes and run Southerly, along a West face of said building, 12.07 feet to a building corner; turn thence through an interior angle of 88 degrees 46 minutes 17 seconds and run Westerly along the North face of said building and the Westerly projection thereof, 63.42 feet to the Easterly East right-of-way line of Lamar Street; turn thence through an interior angle of 85 degrees 59 minutes 19 seconds and run Northerly, along the said East right-of-way line of Lamar Street 84.34 feet to the Point of Beginning.

Security Centre South

A tract of land containing 0.358 acres and being situated in the 9.31 acre Lot 2 South Jackson, Hinds County, Mississippi, according to the Henry C. Daniel Map of 1875 and being more particularly described as follows:

Commence at a drill hole in a brick walk marking the intersection of the East right-of-way line of Lamar Street with the South right-of-way line of Pearl Street, as both are now in use and run Southerly, along the said East right-of-way line of Lamar Street, 235.62 feet to a drill hole in a brick walk marking the Northwest corner of and the Point of Beginning for the property herein described; turn thence to the left through a deflection angle of 84 degrees 00 minutes 41 seconds and run Easterly, along the Westerly projection of the North face of a twelve story building and the North face of said building, 63.42 feet to a corner of said building; turn thence through an exterior angle of 88 degrees 46 minutes 17 seconds and run Northerly, along a West face of said building, 12.07 feet to a corner of said building; turn thence to the right through a deflection angle of 90 degrees 00 minutes and run Easterly, along a North face of said building 51.60 feet to a building corner; turn thence to the right through a deflection angle of 90 degrees 00 minutes and run Southerly, along the East face of said building, 11.90 feet to the intersection of the said East building face and the Westerly projection of the North edge of a concrete walk; turn thence to the left through a deflection angle of 89 degrees 48 minutes 17 seconds and run Easterly, along the said Westerly projection of said walk, the North edge of said walk and the Easterly projection of said walk, 122.42 feet to the West boundary of the Dudley J. Hughes property as recorded in Deed Book 3200 at page 447 of the Chancery Records of Hinds County, Mississippi; turn thence through an interior angle of 90 degrees 23 minutes 56 seconds and run Southerly, along the West boundary of the said Hughes property, 61.88 feet to the North right-of-way line of Pascagoula Street, as it is now in use, turn thence through an

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Interior angle of 89 degrees 42 minutes 46 seconds and run Westerly, along the North right-of-way line of Pascagoula Street 242.27 feet to the intersection of the North right-of-way line of Pascagoula Street with the East right-of-way line of Lamar Street; turn thence through an interior angle of 65 degrees 50 minutes 35 seconds and run Northerly, along the East right-of-way line of Lamar Street 62.20 feet to the Point of Beginning.

STATE OF MS
COUNTY OF HINDS
FILED - RECORDED

JUL 31 3 22 PM '95
BOOK 4472
PAGE 514
ALICE H. HAYES
CHANCERY CLERK

STATE OF MS
COUNTY OF HINDS
FILED-RECORDED
1ST DISTRICT

2026 FEB 10 PM 3: 03

BOOK 7328 6455
PAGE
EDDIE JEAN CARR
CHANCERY CLERK



STATE OF MISSISSIPPI FIRST DISTRICT
HINDS COUNTY
I, EDDIE JEAN CARR, Clerk of the Chancery Court in and for the County and State aforesaid, do hereby certify that the foregoing 1038639 is a true and correct copy as appears of record in my office in OT Book 7328 Page 6455
Given under my hand and official seal of office this the 10 day of Feb, 2026
EDDIE JEAN CARR, CHANCERY CLERK

BY *[Signature]* D.C.

Investments in Assets

July 1 - December 31, 2025

Building	Description	Vender	Amount	Date (MM/YY)
Building Improvements				
111 E. Capitol			-	
City Centre			-	
909 Poydras	Waterproofing	First Class Coating	28,345.00	7/25
Building Improvements			28,345.00	
Tenant Improvements				
111 E. Capitol			-	
City Centre			-	
909 Poydras	Alliant #2650	Wurth Plus LLC	8,500.00	8/25
	Jacobs Engineering #1200 invoice reversal	Wurth Plus LLC	(9,763.49)	9/25
	Scott Vicknair #1200 TI invoice reversals	Keta Construction Co.	(64,624.80)	11/25
	Scott Vicknair #1200 TI	Keta Construction Co.	10,093.80	11/25
	Scott Vicknair TI invoice reversals	Simms Hardin Co	21,780.65	12/25
Tenant Improvements			(34,013.84)	
Lease Commissions				
111 E. Capitol			-	
City Centre			-	
909 Poydras	Jacobs Engineering #1200	Cushman & Wakefield	3,058.65	9/25
	Jacobs Engineering #1200	Cushman & Wakefield	3,058.65	9/25
	Jacobs Engineering #1200	Beau Box Commercial Real Estate	3,058.65	9/25
	Strauss King #2570-L	Beau Box Commercial Real Estate	2,959.17	11/25
	Strauss King #2570-L	Beau Box Commercial Real Estate	2,959.17	11/25
Lease Commissions			15,094.29	
Total CapEx			9,425.45	