

Accrual

Report includes an open period. Entries are not final.

Jun 2025

ASSETS

CURRENT ASSETS

| | |
|------------------------|--------------|
| Operating Cash - 46768 | 125,384.80 |
| Operating Cash - 26882 | 363,457.16 |
| Operating Cash | (0.01) |
| Operating Cash | 1,010,897.19 |
| 3100INDBKCD | 155,234.25 |

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|---------------------------------|--------------|
| TOTAL CASH AND CASH EQUIVALENTS | 1,654,973.39 |
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| Tenant A/R | (29,423.16) |
| NNN AR | 98,543.36 |
| Misc Accts Rec | (148,322.53) |

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| TOTAL ACCOUNTS RECEIVABLE | (79,202.33) |
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|---------------------------------|----------------|
| Property Commerce Management Co | 96,047.67 |
| Property Commerce Leasing Inc | (433.00) |
| PCDF Properties LLC | 108.34 |
| Eldridge Crossing Holdings, Ltd | 48,993.01 |
| Eldridge Crossing Ltd | (2,099,146.68) |
| Eldridge Crossing Ltd Outparcel | 8,163.17 |
| Heights 26th | (456.69) |
| EC-GP LLC | (11,920.00) |
| ECH-GP LLC | 108.00 |

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| TOTAL INTERCOMPANY | (1,958,536.18) |
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| TOTAL CURRENT ASSETS | (382,765.12) |
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LONG TERM ASSETS

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|--------------------------|----------------|
| Land | 1,750,189.74 |
| Site Costs | 578,386.82 |
| Buildings | 1,474,056.27 |
| Builders Fee | 189,238.70 |
| Tenant Improvements | 833,206.73 |
| Accumulated Depreciation | (2,136,365.00) |

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| TOTAL FIXED ASSETS, NET | 2,688,713.26 |
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| Closing Costs | 28,311.60 |
| Construction Interest | 362,627.19 |
| Leasing Commissions | 226,513.70 |
| Capitalized Soft Costs | 296,032.53 |

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| Legal Fees | 24,741.44 |
| Organizational Costs | 14,844.00 |
| Accum Amortization | (203,510.00) |
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| CAPITALIZED COSTS, NET | 749,560.46 |
| Equity Placement Fee | 40,500.00 |
| | <hr/> |
| TOTAL OTHER ASSETS | 40,500.00 |
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| TOTAL LONG TERM ASSETS | 3,478,773.72 |
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| TOTAL ASSETS | 3,096,008.60 |
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| LIABILITIES | |
| CURRENT LIABILITIES | |
| Accounts Payable | (636.83) |
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| TOTAL ACCOUNTS PAYABLE | (636.83) |
| Accrued Property Taxes | (81,392.57) |
| Accrued Expenses | 5,307.30 |
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| TOTAL ACCRUED LIABILITES | (76,085.27) |
| Prepaid Rent | 25,836.57 |
| Tenant Security Deposits | 13,550.18 |
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| TOTAL TENANT PREPAYMENTS | 39,386.75 |
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| TOTAL CURRENT LIABILITIES | (37,335.35) |
| LONG TERM LIABILITIES | |
| NOTES PAYABLE | |
| | <hr/> |
| TOTAL LONG TERM LIABILITIES | 0.00 |
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| TOTAL LIABILITIES | (37,335.35) |
| EQUITY | |
| PARTNER EQUITY | |
| Eldridge Crossing Holdings Ltd | 135,000.00 |
| Eldridge Crossing Hldgs Ltd Distr Intl | (3,425,072.56) |
| Eldridge Crossing Holdings Ltd . Partner | 5,785,518.18 |
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| | 2,495,445.62 |
| West Clay Inv. P/S LP | 1,350,000.00 |
| West Clay Inv. P/S LP Distr. Initial | (4,539,890.57) |

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| West Clay Inv. P/S LP . Partner | 5,834,852.94 |
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| | 2,644,962.37 |
| EC-GP LLC | 15,000.00 |
| EC-GP LLC Distr. Initial | (79,904.73) |
| EC-GP LLC . Partner | 117,376.96 |
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| | 52,472.23 |
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| TOTAL PARTNER EQUITY | 5,192,880.22 |
| Retained Earnings | (2,052,121.27) |
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| | (2,052,121.27) |
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| TOTAL EQUITY | 3,140,758.95 |
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| TOTAL LIABILITIES AND EQUITY | 3,103,423.60 |
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