

BALANCE SHEET
Property Commerce
310000-310200 Eldridge Crossing

Accrual

Report includes an open period. Entries are not final.

Dec 2025

ASSETS

CURRENT ASSETS

Operating Cash - 46768	78,702.28
Operating Cash - 26882	60,336.81
Operating Cash - 88854	195,096.88
Operating Cash	1,018,012.72
3100INDBKCD	155,234.25
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TOTAL CASH AND CASH EQUIVALENTS	1,507,382.94

Tenant A/R	92,268.27
NNN AR	98,653.05
Misc Accts Rec	1,676.47
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TOTAL ACCOUNTS RECEIVABLE	192,597.79

Property Commerce Management Co	98,048.57
Property Commerce Leasing Inc	(433.00)
PCDF Properties LLC	108.34
Heights 26th	(456.69)
EC-GP LLC	(13,100.00)
ECH-GP LLC	108.00
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TOTAL INTERCOMPANY	84,275.22

TOTAL CURRENT ASSETS	<hr/> 1,784,255.95
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LONG TERM ASSETS

Land	969,088.59
Site Costs	320,255.60
Buildings	1,474,056.27
Builders Fee	189,238.70
Tenant Improvements	845,206.73
Pylon Sign	71,058.65
Accumulated Depreciation	(2,136,365.00)
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TOTAL FIXED ASSETS, NET	1,732,539.54

Closing Costs	60,887.24
Construction Interest	200,788.44
Leasing Commissions	230,226.20
Capitalized Soft Costs	163,914.65
Legal Fees	24,741.44
Organizational Costs	14,844.00
Accum Amortization	(203,510.00)
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CAPITALIZED COSTS, NET	491,891.97

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Equity Placement Fee	40,500.00
TOTAL OTHER ASSETS	<u>40,500.00</u>
TOTAL LONG TERM ASSETS	<u>2,264,931.51</u>
TOTAL ASSETS	<u><u>4,049,187.46</u></u>
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	209,917.24
TOTAL ACCOUNTS PAYABLE	<u>209,917.24</u>
Accrued Property Taxes	40,216.88
Accrued Expenses	4,552.47
TOTAL ACCRUED LIABILITES	<u>44,769.35</u>
Prepaid Rent	29,533.06
Tenant Security Deposits	34,813.02
TOTAL TENANT PREPAYMENTS	<u>64,346.08</u>
TOTAL CURRENT LIABILITIES	<u>319,032.67</u>
LONG TERM LIABILITIES	
NOTES PAYABLE	
TOTAL LONG TERM LIABILITIES	<u>0.00</u>
TOTAL LIABILITIES	<u>319,032.67</u>
EQUITY	
PARTNER EQUITY	
Eldridge Crossing Holdings Ltd	135,000.00
Eldridge Crossing Hldgs Ltd Distr Intl	(6,218,474.56)
Eldridge Crossing Holdings Ltd . Partner	7,876,908.57
	<u>1,793,434.01</u>
West Clay Inv. P/S LP	1,350,000.00
West Clay Inv. P/S LP Distr. Initial	(6,815,090.57)
West Clay Inv. P/S LP . Partner	7,016,402.56
	<u>1,551,311.99</u>
EC-GP LLC	15,000.00
EC-GP LLC Distr. Initial	(131,644.73)

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EC-GP LLC . Partner	150,436.96
	<u>33,792.23</u>
TOTAL PARTNER EQUITY	3,378,538.23
Retained Earnings	351,616.56
	<u>351,616.56</u>
TOTAL EQUITY	3,730,154.79
	<u>4,049,187.46</u>
TOTAL LIABILITIES AND EQUITY	<u><u>4,049,187.46</u></u>