

Database: JQ9399900001  
 Report Id: MRI\_12MINCS  
 ENTITY: 310500

**12 Month Income Statement**  
**Income Statement**  
**Property Commerce**  
**Evanston Center, LLC**  
**Through Period December 2025**

Page: 1  
 Date: 1/30/2026  
 Time: 9:31 PM

Accrual

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b>TENANT INCOME</b>													
<b>INVESTMENT/OTHER INCOME EARNED</b>													
<b>TOTAL INCOME</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>OPERATING EXPENSES</b>													
<b>CAM EXPENSES</b>													
<b>UTILITIES</b>													
Elect. - Bldg Lights Ph I	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,741.35	2,741.35
Gas - Building	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	368.70	975.35	1,344.05
Water I	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.19	0.00	58.19
<b>TOTAL UTILITIES</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	426.89	3,716.70	4,143.59
<b>BUILDING SERVICES</b>													
<b>REPAIRS AND MAINTENANCE</b>													
<b>PUBLIC AREA SERVICES</b>													
Landscaping Supplies Ph I	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	692.00	692.00
Snow/Ice Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,700.00	3,700.00	7,400.00
<b>TOTAL PUBLIC AREA SERVICES</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,700.00	4,392.00	8,092.00
<b>TOTAL CAM</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,126.89	8,108.70	12,235.59
<b>GROSS LEASE EXPENSES</b>													
<b>OEA/REA EXPENSES</b>													
<b>NON CAM EXPENSES</b>													



Database: JQ9399900001  
 Report Id: MRI\_12MINCS  
 ENTITY: 310500

**12 Month Income Statement**  
**Income Statement**  
**Property Commerce**  
**Evanston Center, LLC**  
**Through Period December 2025**

Page: 3  
 Date: 1/30/2026  
 Time: 9:31 PM

Accrual

	January	February	March	April	May	June	July	August	September	October	November	December	Total
--	---------	----------	-------	-------	-----	------	------	--------	-----------	---------	----------	----------	-------

DEVELOPMENT COSTS

TOTAL CAPITALIZED EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PRIOR YEAR ADJUSTMENTS													
Tax Reimbursements - Prior Years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(8,397.15)	(8,397.15)
TOTAL PRIOR YEAR ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(8,397.15)	(8,397.15)
NET INCOME (LOSS)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(6,709.64)	(5,618.89)	(97,271.34)	(109,599.87)