

Note 1: all properties are located in Chicago, unless otherwise indicated

Note 2: Andres Scholnik (AES) and Catherine Connor (CAC) are married and co-owners of the businesses, unless otherwise indicated.

		11250 S. Vernon Ave		1423 E. 76th St.		1501 E. 66th Place 8 unit condo bldg	
Address:		11250 S. Vernon Ave, 1st FL		11250 S. Vernon Ave, 2nd FL			
Property description:	Property description:	2 flat, brick		SFH-masonry		3 story, brick	
Value*:	Value*:	\$80,000		\$145,000		\$1,050,000	
Lender:	Lender:	B2R Finance		B2R Finance		BankFinancial	
Interest Rate:	Interest Rate:	6.26%		6.3%		4.00%	
Mortgage Amount	Mortgage Amount	\$41,653		\$75,494		\$475,375	
Net Property Value		\$38,347		\$69,506		\$574,625	
Tenant:	Tenant:	Chanel Harvey Elijah Washington		Diana Gresham			
Owner:		Blackrock Management, LLC		Blackrock Management, LLC		Edifice General Constr., LLC	
Rent	Rent	\$ 2,123.00		\$ 1,173.00		\$ 950.00	
Other Income	Other Income			\$ 1,515.00		\$ 10,565.00	
Gross Income		\$ 2,123.00		\$ 1,173.00		\$ 950.00	
Expenses	Condo Assessments					\$ -	
Condo Assessments	Wi-Fi Internet Service						
Wi-Fi Internet Service	Scavenger					\$ 126.00	
Scavenger	Landscaping/Snow Removal	\$ 40.00		\$ 40.00		\$ 40.00	
Landscaping/Snow Removal	Property & Liability Insurance					\$ 370.42	
Property & Liability Insurance	Real Estate Tax						
Real Estate Tax	Common utilities:						
Common utilities:	electric	\$ 20.00				\$100.00	
electric	gas						
gas	water	\$ 99.05		\$89.12		\$680.00	
water	Tenant Utilities:					\$60.00	
Tenant Utilities:	gas						
gas	electric						
electric							
Total Expenses		\$ 159.05		\$ 129.12		\$ 1,376.42	
Income Before Debt		\$ 1,963.95		\$ 1,385.88		\$ 9,188.58	
Mortgage Payment:							
Principal		\$ 113.93		\$ 206.50		\$1,794.94	
Interest		\$ 202.64		\$ 367.28		\$1,645.35	
Tax escrow		\$ 143.24		\$ 259.62		\$1,163.42	
Insurance escrow		\$ 215.60		\$ 390.78			
Misc loan fees		\$ -		\$ -			
Repair Reserve		\$ 25.64		\$ 46.47			
Borrowers' Monthly Net income from properties		\$ 1,262.90		\$ 115.23		\$ 4,584.87	
Total current rental vacancy							
Address:		11250 S. Vernon Ave		11250 S. Vernon Ave, 1st FL		11250 S. Vernon Ave, 2nd FL	
						1423 E. 76th St.	
						1501 E. 66th Place 8 unit condo bldg	

Note: * some values assigned are borrower's good faith estimates, not professional appraiser's opinion of value, unless there is a mortgage on the property, in which case the value given by the last available appraisal is shown on Line 9.

Note 2: mortgage payments include principal, interest and tax escrow, unless indicated otherwise

Summary of Asset Classes:

Single family Homes	1	
Vacant land with or without Income		
Apt/ condo buildings	1	1
Number of apts/condos	2	8
Retail		
Industrial		
Garages		

								1506 East 69th 3 Flat			
1501 E. 66th PL GE	1501 E 66th PL GW	1501 E. 66th PL 2W	1501 E. 66th PL 3W	1501 E 66th PL 1E	1501 E 66th PL 1W	1501 E 66th PL 2E	1501 E 66th PL 3E		Garden Unit	1st floor	2nd Floor
condo	condo	condo	condo	condo	condo	condo	condo	2 story, brick			
								\$316,000			
								First Secure Bank & Trust			
								4.35%			
								\$231,761			
								\$84,239			
Marcel Hunt	Martha Norris	Georgia Brown	Iyana Llanos	Linda Rollins	Maquay Copeland	Eurika Dawson	Hanifah Henley	3 tenants	david frieson	Takesha Mooty	Juliette Straker
								AnSCO Inc.			
\$ 1,200.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,164.00	\$ 1,335.00	\$ 1,466.00	\$ 1,350.00	\$ 3,850.00	\$ 1,150.00	\$ 1,350.00	\$ 1,350.00
f								\$ 80.00			
								\$ 3,930.00			
								\$ 63.42			
								\$25.00			
								\$40.00			
								\$ 128.42			
								\$ 3,801.58			
								\$ 437.92			
								\$ 868.09			
								\$135.28			
								\$ 2,933.49			
1501 E. 66th PL GE	1501 E 66th PL GW	1501 E. 66th PL 2W	1501 E. 66th PL 3W	1501 E 66th PL 1E	1501 E 66th PL 1W	1501 E 66th PL 2E	1501 E 66th PL 3E	1506 East 69th 3 Flat			
								1			
								3			

[illegible]

		1522 E. 72nd St	1527 E. 66th Place				1527 S. Drake			SOLD under Article of Agreement	
1512-14 E. Marquette Rd. #1W	1512-14 E. Marquette Rd. #3W			1527 E. 66th Place #1	1527 E. 66th Place #2	1527 E. 66th Place #3		1527 S. Drake 1st floor	1527 S. Drake 2nd floor	1639 W. 79th St.	
condo	condo	SFH Frame	3 Flat, brick	duplex apt	apt	apt	2 Flat, greystone	apt	apt	1 story commercial bldg	
	\$75,000	\$155,000	\$550,000				\$245,000			\$66,622	
	B2R Finance	Northbrook Bank	Lakeside bank				First Secure Bank & Trust				
	6.26%	3.25%	5.38%				5.25%				
	\$39,049	\$74,894	\$352,051				\$159,287				
	\$35,951	\$83,914					\$85,713			\$66,622	
Calvin Willis	Angela Chester	Maria Ramirez		sardia blissit	Whitney Regis	LaTosha Jones		Lee Winters	Michael Hollins		
tax cert in process- AES has possession	Blackrock Management, LLC	EDIFICE GENERAL CONSTR., LLC	Primate Development, LLC				Primate Development, LLC			Primate Development, LLC	
\$ 1,200.00	\$ 1,253.00	\$ 1,418.00	\$ 4,582.00	\$ 1,582.00	\$ 1,400.00	\$ 1,600.00	\$ 2,697.00	\$ 1,297.00	\$ 1,400.00		
										\$ 610.70	
		\$ 1,418.00	\$ 4,582.00				\$ 2,697.00			\$ 610.70	
\$ 146.32	\$ 187.68	\$ 40.00 \$ 39.25	\$ 35.00 \$ 114.67				\$ 200.00 \$ 20.00 \$ 150.00				
		\$ 160.91	\$ 269.67				\$ 370.00			\$ -	
		\$ 1,257.09	\$ 4,312.33				\$ 2,327.00			\$ 610.70	
	\$ 106.81	\$303.83	\$ 644.99				\$ 357.51				
	\$ 189.97	\$189.32	\$ 1,629.46				\$ 720.06				
	\$ 134.28	\$209.10	\$ 438.24				\$ 81.46			\$ -	
	\$ 134.28										
	\$ -										
	\$ 24.04										
		\$ 554.85	\$ 1,599.64				\$ 1,167.97			\$ 610.70	
1512-14 E. Marquette Rd. #1W	1512-14 E. Marquette Rd. #3W	1522 E. 72nd St	1527 E. 66th Place	1527 E. 66th Place #1	1527 E. 66th Place #2	1527 E. 66th Place #3	1527 S. Drake	1527 S. Drake 1st floor	1527 S. Drake 2nd floor	1639 W. 79th St.	

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3531 S. Indiana Ave. 2nd Floor	3531 S. Indiana Ave. 3rd Floor		4433 S. Fairfield		5001 S. Prairie #G		5166 S. Indiana, 6 condo units in 7 unit bldg	5166 S. Indiana Ave., Unit GU	5166 S. Indiana Ave., Unit 1S	5166 S. Indiana Ave., Unit 1N
condo	condo		frame 2 flat		condo			condo	duplex condo	condo
\$110,000	\$150,000		\$158,000					n/a	\$92,000	\$55,000
B2R Finance	Lakeside Bank		B2R finance					n/a	Northbrook Bank	B2R Finance
6.26%	5.50%		6.20%					n/a	3.25%	6.26%
\$61,177	\$104,915		\$82,263					n/a	\$45,532	\$28,636
\$48,823	\$45,085		\$75,737					n/a	\$46,468	\$26,364
Cinthia Sullivan	Air B & B		Roberto Lopez					Shanika Harris	Racheal Teague	Antoinette Shields
Blackrock Management, LLC	Wilson Property Management, LLC		Blackrock Mangement, LLC					tax cert in process-AES has possession	EDIFICE GENERAL CONSTR., LLC	Blackrock Management, LLC
\$ 1,399.00	\$ 1,950.00		\$ 1,154.28				\$ 10,005.00	\$ 1,303.00	\$ 1,675.00	\$ 1,502.00
			\$ 1,154.28				\$ 10,005.00			
			\$ -				\$ 300.00			
			\$ 40.40				\$ 40.00			
							\$ 368.17	n/a		
									\$44.00	
									\$240.00	
									\$92.63	
			\$ 40.40				\$ 1,084.80			
			\$ 1,113.88				\$ 8,920.20			
\$ 167.33	\$ 212.54		\$ 225.01				\$633.16		\$181.75	\$ 78.33
\$ 297.63	\$ 483.77		\$ 400.21				\$758.40		\$115.09	\$ 139.31
\$210.38	\$ 337.56		\$ 282.90				\$659.78		\$170.83	\$ 98.48
\$316.67			\$ 425.82				\$592.91			\$ 148.23
\$0.00			\$ -				\$0.00			\$ -
\$37.66			\$ 50.64				\$70.51			\$ 17.63
			\$ (270.70)				\$6,205.45			
3531 S. Indiana Ave. 2nd Floor	3531 S. Indiana Ave. 3rd Floor		4433 S. Fairfield				5166 S. Indiana, 6 condo units in 7 unit bldg	5166 S. Indiana Ave., Unit GU	5166 S. Indiana Ave., Unit 1S	5166 S. Indiana Ave., Unit 1N

5166 S. Indiana Ave., Unit 2S	5166 S. Indiana Ave., Unit 3S	5166 S. Indiana Ave., Unit 3N	5166 S. Indiana Ave., Unit 2N	540 W. Sibley Blvd., Harvey	6334 S. St. Lawrence Ave	6346-48 S. Champlain Ave.	6346 S. Champlain Ave. garage
condo	condo	condo	condo	retail	SFH, brick	2 flat, brick	garage
\$55,000	\$63,000	\$55,000	\$55,000	\$5,000	\$60,000	\$120,000	
B2R Finance	Northbrook Bank	B2R Finance	B2R Finance		Northbrook Bank	Liberty Bank	
6.26%	3.25%	6.26%	6.26%		3.25%	5.38%	
\$28,636	\$34,043	\$28,636	\$28,636		\$27,234	\$97,743	
\$26,364	\$28,957	\$26,364	\$26,364	\$5,000	\$32,766	\$22,257	
Kelice Stulgate	Marcey Barlow	Karen & Candice Battle	Derrick Purnell	keith Willoughby	Arvitese Atkins & Vidal Taylor		Tim Lamerson
Blackrock Management, LLC	EDIFICE GENERAL CONSTR., LLC	Blackrock Mgmnt, LLC	Blackrock Mgmnt, LLC	NOT REALLY, LLC	EDIFICE GENERAL CONSTR., LLC	ANDRES SCHCOLNIK	
\$ 1,350.00	\$ 1,425.00	\$ 1,400.00	\$ 1,350.00	\$ 400.00	\$ 1,200.00	\$ 2,515.00	\$ 90.00
				\$ 400.00	\$ 1,200.00	\$ 2,515.00	
				\$ -	\$ 40.00	\$ -	
				\$ 5.08	\$ 27.08	\$ 40.00	
					\$91.67	\$ 20.00	\$167.66
				\$ 5.08	\$ 158.75	\$ 227.66	
				\$ 394.92	\$ 1,041.25	\$ 2,287.34	
\$ 78.33	\$138.10	\$ 78.33	\$ 78.33		\$ 110.48	\$ 272.28	
\$ 139.31	\$86.05	\$ 139.31	\$ 139.31		\$68.84	\$ 447.72	
\$ 98.48	\$95.05	\$ 98.48	\$ 98.48	\$0.00	\$76.04	\$306.00	
\$ 148.23		\$ 148.23	\$ 148.23				
\$ -		\$ -	\$ -				
\$ 17.63		\$ 17.63	\$ 17.63				
				\$394.92	\$ 785.89	\$ 1,261.34	
5166 S. Indiana Ave., Unit 2S	5166 S. Indiana Ave., Unit 3S	5166 S. Indiana Ave., Unit 3N	5166 S. Indiana Ave., Unit 2N	540 W. Sibley Blvd., Harvey	6334 S. St. Lawrence Ave	6346-48 S. Champlain Ave.	6346 S. Champlain Ave. garage

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648 E. 78th St. 1st floor	648 E. 78th St. 2nd floor	650 E. 78th St.	6507 S. Ingleside Ave. 1st Floor	6510 S. Cottage Grove Ave.	6541 S. Woodlawn Ave.	6541 S. Woodlawn Ave., 1st Floor	6541 S. Woodlawn Ave., 2nd Floor
apt	apt	SFH, brick	condo	retail	4 unit, brick, apt. building		
		\$170,000	\$220,000	\$45,000	\$320,000		
		B2R Finance	Lakeside bank		Northbrook Bank		
		6.26%	5.25%		3.25%		
		\$88,511	\$88,206		\$217,874		
		\$81,489	\$131,794	\$45,000	\$102,126		
Comeisha Cobbins	Nicole Patterson	Tomisha Green	Doris Lester	Paris Haynes	Vicki Noble		Asa'real Ben'Israel
Wilson property Mgmt, LLC	Wilson property Mgmt, LLC	Blackrock Management, LLC	Pediment Ventures, Series Zappa	Pediment Ventures, Series Zappa	EDIFICE GENERAL CONSTR., LLC		EDIFICE GENERAL CONSTR., LLC
\$ 1,378.00	\$ 1,105.00	\$ 1,600.00	\$ 1,863.00	\$ 1,200.00	\$ 4,188.00	\$ 1,388.00	\$ 1,450.00
		\$ 1,600.00	\$ 1,863.00	\$ 1,200.00	\$ 4,188.00		
			\$336.00				
	\$ 40.00		\$10.71	\$ 28.83 104.10	\$ 40.00 85.92		
	\$149.95				\$15.24 \$187.33		
	\$ 189.95	\$ 346.71	\$ 132.93	\$ 328.49			
	\$ 1,410.05	\$ 1,516.29	\$ 1,067.07	\$ 3,859.51			
	\$ 242.10	\$ 188.16		\$883.86			
	\$ 430.61	\$ 403.47		\$550.74			
	\$ 304.38	\$ 216.95		\$608.29			
	\$ 458.16						
	\$ -						
	\$ 54.49						
	-\$79.68	\$707.71	\$1,067.07	\$1,816.63			
648 E. 78th St. 1st floor	648 E. 78th St. 2nd floor	650 E. 78th St.	6507 S. Ingleside Ave. 1st Floor	6510 S. Cottage Grove Ave.	6541 S. Woodlawn Ave.	6541 S. Woodlawn Ave., 1st Floor	6541 S. Woodlawn Ave., 2nd Floor

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			UNDER CONTRACT					
6541 S. Woodlawn Ave. 3rd Floor	6541 S. Woodlawn Ave. garden unit	6546-48 S. Woodlawn	6550 S. Cottage Grove	6550 S. Cottage Gr.- 1st Fl.	6550 S. Cottage Grove Ave. 2nd Floor	6730 S. Wabash Ave.	6730 S. Wabash Ave. Apt 1	6730 S. Wabash Ave. Apt 2
	unimproved garden unit	3 garages + 1 parking space	Retail + apt	retail	apt	2 flat, brick	apt	apt
		\$20,000	\$380,000			\$150,000		
			Lakeside Bank			B2R Finance		
			5.0%			6.3%		
		\$20,000	\$126,074			\$78,098		
			\$253,926			\$71,902		
Simone Clark	currently being remodeled	1 tenant		Christopher Fields Salon	Jacqueline Thomas		Brenda Jones	Donald Polk
EDIFICE GENERAL CONSTR., LLC	EDIFICE GENERAL CONSTR., LLC	PRIMATE DEVELOPMENT, LLC	Ped Ventures, Series Zappa			Blackrock Management, LLC		
\$ 1,350.00		\$ 110.00	\$ 4,025.00	\$ 2,800.00	\$ 1,225.00	\$ 2,793.00	\$ 1,383.00	\$ 1,410.00
		\$ 110.00	\$ 4,025.00			\$ 2,793.00		
\$ 33.32	\$ 103.70	\$80.50				\$40.00		
		\$83.83				\$21.00		
						\$116.83		
	\$ 103.70	\$ 164.33				\$ 177.83		
	\$ 6.30	\$ 3,860.67				\$ 2,615.17		
		\$ 421.97				\$ 213.62		
		\$ 490.28				\$ 379.95		
		\$368.62				\$ 268.57		
						\$ 404.26		
						\$ -		
						\$ 48.08		
	\$6.30	\$ 2,579.80				\$1,300.70		
6541 S. Woodlawn Ave. 3rd Floor	6541 S. Woodlawn Ave. garden unit	6546-48 S. Woodlawn	6550 S. Cottage Grove	6550 S. Cottage Gr.- 1st Fl.	6550 S. Cottage Grove Ave. 2nd Floor	6730 S. Wabash Ave.	6730 S. Wabash Ave. Apt 1	6730 S. Wabash Ave. Apt 2

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6735 S. Eberhart	6735 S. Eberhart Ave. 1st (and GU)	6735 S. Eberhart Ave. 2nd & 3rd floor	6817-53 South S. Chicago/Keefe	6823 S. South Chicago	6817 S. Keefe	6827 rear South S. Chicago	6817-21 South S. Chicago	6831 South S. Chicago
2 duplex apts , brick			Industrial Warehouse w/ offices					
\$170,000			\$ 450,000					
Lakeside bank			Lakeside Bank					
5.25%			5.25%					
\$68,159			\$ 273,826					
\$101,841	\$0	\$0						
	Erika Willis	Nigeria Bell		Larry Fisher- church	Luis Guajaca	Darryl Bruce Dog Training School	Larry Fisher-recording studio	Larry Fisher - day care
Pediment Ventures, Series Zappa			Paumar, LLC					
\$ 2,736.00	\$ 1,336.00	\$ 1,400.00	\$ 17,100.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,650.00	\$ 1,350.00
\$ 2,736.00			\$ 17,100.00					
\$ 20.00								
\$ 69.75			\$ 1,205.17					
\$ 15.00			\$ 191.33					
\$ 145.26		\$	\$ 94.00					
\$ 250.01			\$ 1,490.50					
\$ 2,485.99			\$ 15,609.50					
\$ 141.12			\$ 573.31					
\$ 302.61			\$ 1,237.93					
\$ 162.71			\$5,166.64					
\$ 1,879.55			\$8,631.62					
6735 S. Eberhart	6735 S. Eberhart Ave. 1st (and GU)	6735 S. Eberhart Ave. 2nd & 3rd floor	6817-53 South S. Chicago/Keefe	6823 S. South Chicago	6817 S. Keefe	6827 rear South S. Chicago	6817-21 South S. Chicago	6831 South S. Chicago

[illegible]

[illegible]

		TOTALS	Address:
			Property description:
		\$ 13,320,622	Value*:
			Lender:
			Interest Rate:
		\$ 7,026,101	Mortgage Amount
		\$ 5,686,349	Net Property Value
Sam King	Carlos Luna		Tenant:
			Owner:
			Income
\$900.00	\$1,600.00		Rent
			Other Income
		\$ 165,125.59	Gross Income
			Expenses
			Condo Assessments
			Wi-Fi Internet Service
			Scavenger
			Landscaping/Snow Removal
			Property Insurance
			Real Estate Tax
			Common utilities
			Electric
			Gas
			Water
			Tenant Utilities
			Gas
			Electric
			Total Expenses
			Income Before Debt
		\$ 19,780.48	
		\$ 73,206.90	Borrowers' Monthly Net income from properties
		TOTALS	Address: