

Database: PYRAMID
 ENTITY: 300

Comparative Income Statement
Income Statement
Pyramid Real Estate
ABC COMMERCIAL PROPERTY ASSOCIATES

Page: 1
 Date: 3/13/2008
 Time: 08:42 AM

Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period			Year-To-Date			Annual Budget
	Actual Dec 2007	Budget Dec 2007	Variance	Actual Dec 2007	Budget Dec 2007	Variance	

Operating Income:

Base Rent Income	62,379.03	62,379.03	0.00	688,359.70	688,359.70	0.00	688,359.70
Electric Income	25.00	25.00	0.00	495.87	300.00	195.87	300.00
Late Fee Income	600.00	100.00	500.00	4,718.66	1,200.00	3,518.66	1,200.00
Escalations Operating	16,856.34	7,712.59	9,143.75	103,966.20	94,637.44	9,328.76	94,637.44
Escalations Real Estate Tax	1,139.09	0.00	1,139.09	5,695.45	0.00	5,695.45	0.00
Other Income	35.00	0.00	35.00	35.00	0.00	35.00	0.00
Operating Income - Total	81,034.46	70,216.62	10,817.84	803,270.88	784,497.14	18,773.74	784,497.14

Operating Expenses:

Taxes:

Real Estate Expense	21,575.67	6,992.00	(14,583.67)	83,914.04	83,914.10	0.06	83,914.10
Sewer Tax Expense	0.00	0.00	0.00	7,783.05	6,764.00	(1,019.05)	6,764.00
Total Taxes	21,575.67	6,992.00	(14,583.67)	91,697.09	90,678.10	(1,018.99)	90,678.10

Utilities:

Electricity	159.94	291.00	131.06	2,625.94	3,500.00	874.06	3,500.00
Water	0.00	708.00	708.00	8,360.91	8,500.00	139.09	8,500.00
Utilities - Total	159.94	999.00	839.06	10,986.85	12,000.00	1,013.15	12,000.00

Repairs:

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	Current Period			Year-To-Date			Annual Budget
	Actual Dec 2007	Budget Dec 2007	Variance	Actual Dec 2007	Budget Dec 2007	Variance	
HVAC Repairs	0.00	333.00	333.00	11,215.19	4,000.00	(7,215.19)	4,000.00
On Site Management	0.00	0.00	0.00	1,968.28	0.00	(1,968.28)	0.00
General Building Repairs	5,649.70	4,166.00	(1,483.70)	39,453.15	50,000.00	10,546.85	50,000.00
Repairs - Total	5,649.70	4,499.00	(1,150.70)	52,636.62	54,000.00	1,363.38	54,000.00
Maintenance:							
Cleaning & Supplies	1,298.50	666.00	(632.50)	13,698.39	8,000.00	(5,698.39)	8,000.00
General Building Maintenance	1,272.00	1,000.00	(272.00)	20,541.86	12,000.00	(8,541.86)	12,000.00
Landscaping & Snow Removal	4,346.00	1,000.00	(3,346.00)	19,707.86	12,000.00	(7,707.86)	12,000.00
Refuse & Recycling	76.41	72.00	(4.41)	869.38	870.00	0.62	870.00
Maintenance - Total	6,992.91	2,738.00	(4,254.91)	54,817.49	32,870.00	(21,947.49)	32,870.00
Other Operating Expenses:							
Insurance	354.29	1,000.00	645.71	11,354.29	12,000.00	645.71	12,000.00
Other Administrative Expense	152.39	833.00	680.61	9,252.69	10,000.00	747.31	10,000.00
Taxes	0.00	0.00	0.00	250.00	0.00	(250.00)	0.00
Management Fee	2,593.64	3,098.00	504.36	37,184.00	37,184.00	0.00	37,184.00
Other Operating Expenses	3,100.32	4,931.00	1,830.68	58,040.98	59,184.00	1,143.02	59,184.00
Total Operating Expenses	37,478.54	20,159.00	(17,319.54)	268,179.03	248,732.10	(19,446.93)	248,732.10
Operating Income:	43,555.92	50,057.62	(6,501.70)	535,091.85	535,765.04	(673.19)	535,765.04

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period			Year-To-Date			Annual Budget
	Actual Dec 2007	Budget Dec 2007	Variance	Actual Dec 2007	Budget Dec 2007	Variance	

Other Income & Expenses

Mortgage Interest Expense	(81,641.60)	13,337.89	94,979.49	104,104.00	124,538.61	20,434.61	124,538.61
Mortgage Principal Expense	(10,914.79)	0.00	10,914.79	0.00	0.00	0.00	0.00
Other Mortgage Expense	(1,730.79)	0.00	1,730.79	0.00	0.00	0.00	0.00
Distributions	56,730.79	0.00	(56,730.79)	1,263,576.31	0.00	(1,263,576.31)	0.00
Commission Expense	0.00	0.00	0.00	56,203.59	63,146.00	6,942.41	63,146.00
Non Routine Expense	7,041.26	5,833.00	(1,208.26)	73,451.72	70,000.00	(3,451.72)	70,000.00
Professional Fees	568.75	4,166.00	3,597.25	54,504.51	50,000.00	(4,504.51)	50,000.00
Closing Expense	0.00	0.00	0.00	66,587.00	0.00	(66,587.00)	0.00
Interest Income	0.00	40.00	(40.00)	18.46	480.00	(461.54)	480.00
Net Income (Loss)	<u>73,502.30</u>	<u>26,760.73</u>	<u>46,741.57</u>	<u>(1,083,316.82)</u>	<u>228,560.43</u>	<u>(1,311,877.25)</u>	<u>228,560.43</u>

Database: PYRAMID
ENTITY: 225

Balance Sheet
Pyramid Real Estate
ABC COMMERCIAL PROPERTY INC.

Page: 1
Date: 2/12/2008
Time: 09:03 AM

Accrual

Nov 2006

Current Assets:

Cash - Bank of America Operating	55,666.10
Cash - Bank of America Working Capital Reserve	37,247.57
Cash - Bank of America Capital Project Reserve	23,534.43
People's CD	13,000.00
Account Receivable	26,013.87
Other Receivables	319.64
Due From Operating Fund	41,864.70
Advanced Wages	800.00
Prepaid Insurance	7,604.19
Prepaid Expenses	4,167.62

Total Assets	<u>210,218.12</u>
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Liabilities:

Accounts Payable	20,953.53
Advance Payments Common Charges	9,849.15
Due to Capital Reserve Fund	4,170.00
Due to Repairs & Maint Fund	37,694.70
Accrued Expenses	14,263.81

Total Liabilities	<u>86,931.19</u>
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Equity:

Working Capital Reserve	50,000.00
Capital Expenditure Reserve	28,543.89
Repairs & Maintenance Fund	37,694.70
Net Income (Loss) YTD	7,048.34

Net Worth	123,286.93
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Total Liabilities & Capital	<u>210,218.12</u>
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Database: PYRAMID

Aged Invoice List
Pyramid Real Estate
ABC COMMERCIAL PROPERTY INC

Aging by Invoice Date
Using Gross Amounts

Page: 1
Date: 3/13/2008
Time: 08:34 AM

ENTITY: 510

Invoice Number	Invoice Date	Due Date	P.O. Number	Entity	Reference	Status	Current	Invoice 2/17/2004 thru 1/18/2004	Invoice 1/17/2004 thru 12/18/2003	Invoice before 12/18/2003
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Vendor: BCAIN BRIAN CANE LAND SERVICES

6586	2/13/2008	2/13/2008		510	SNOW PLOWING	R	256.52	0.00	0.00	0.00
							<u>256.52</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
6664	2/23/2008	2/23/2008		510	SNOW PLOWING	R	432.48	0.00	0.00	0.00
							<u>432.48</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
6731	3/1/2008	3/1/2008		510	SNOW PLOWING	R	233.20	0.00	0.00	0.00
							<u>233.20</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Vendor - Total Released:	922.20	0.00	0.00	0.00
Vendor - Total On Hold:	0.00	0.00	0.00	0.00
Vendor - Grand Total:	922.20	0.00	0.00	0.00

Vendor Total Owed: 922.20

Vendor: HOFF HOFFMAN FUEL COMPANY INC.

52292	2/15/2008	2/25/2008		510	1505.4GALS @ 2.2490	R	3,385.64	0.00	0.00	0.00
							<u>3,385.64</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
							Vendor - Total Released:	3,385.64	0.00	0.00
							Vendor - Total On Hold:	0.00	0.00	0.00
							Vendor - Grand Total:	3,385.64	0.00	0.00

Vendor Total Owed: 3,385.64

Vendor: NEWAL NEWALLIANCE BANK

18330-FEB08	2/8/2008	3/11/2008		510	PRINCIPAL	R	1,625.48	0.00	0.00	0.00
18330-FEB08	2/8/2008	3/11/2008		510	INTEREST	R	544.61	0.00	0.00	0.00
							<u>2,170.09</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
18330-MAR07	3/12/2008	3/20/2008		510	PRINCIPAL	R	1,625.48	0.00	0.00	0.00
18330-MAR07	3/12/2008	3/20/2008		510	INTEREST	R	544.61	0.00	0.00	0.00
							<u>2,170.09</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Vendor - Total Released:	4,340.18	0.00	0.00	0.00
Vendor - Total On Hold:	0.00	0.00	0.00	0.00

Vendor Total Owed:
0.00 0.0

4,340.18 Vendor - Grand Total: 4,340.18 0.00

Database: PYRAMID

Aged Delinquencies

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Pyramid Real Estate

Date: 6/9/2008

BLDG: 300

ABC COMMERCIAL PROPERTY ASSOCIATES

Time: 04:50 PM

Date: 5/31/2008

Invoice Date	Category	Source	Amount	Current	30	60	90	120
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300-000037	PURE DANCE STUDIO MICHAEL WEISS / BRETT ALMANN 203-231-7468-WP	Master Occupant Id: 00000037-1 300-01 Current	Day Due: 1 Last Payment:	Delq Day: 10 6/2/2008	7,300.00
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4/8/2005	CAM	COMMON AREA MAINT	CH	1,452.75	0.00	0.00	0.00	0.00	1,452.75
8/12/2005	LAT	LATE FEE	CH	218.65	0.00	0.00	0.00	0.00	218.65
9/30/2005	LAT	LATE FEE	CH	278.30	0.00	0.00	0.00	0.00	278.30
3/23/2006	CAM	COMMON AREA MAINT	CH	1,500.00	0.00	0.00	0.00	0.00	1,500.00
5/12/2008	LAT	LATE FEE	CH	278.30	278.30	0.00	0.00	0.00	0.00

CAM	COMMON AREA MAINT	2,952.75	0.00	0.00	0.00	0.00	2,952.75
LAT	LATE FEE	775.25	278.30	0.00	0.00	0.00	496.95

PURE DANCE STUDIO Total:		3,728.00	278.30	0.00	0.00	0.00	3,449.70
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300-001782	THE PRINCETOWN VIEW JASON=ACCOUNTS PAYABLE 901-620-3000	Master Occupant Id: 00001776-1 300-03 Current	Day Due: 1 Last Payment:	Delq Day: 10 5/29/2008	5,767.27
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5/29/2008	CAM	COMMON AREA MAINT	CR	-1,522.90	-1,522.90	0.00	0.00	0.00	0.00
5/29/2008	RNT	MONTHLY RENT	CR	-4,244.37	-4,244.37	0.00	0.00	0.00	0.00

CAM	COMMON AREA MAINT	-1,522.90	-1,522.90	0.00	0.00	0.00	0.00
RNT	MONTHLY RENT	-4,244.37	-4,244.37	0.00	0.00	0.00	0.00

THE PRINCETOWN VIEW Total:		-5,767.27	-5,767.27	0.00	0.00	0.00	0.00
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300-002981	GREEN ACRE VARIETY DARN AMBSKI 203-715-6790-C	Master Occupant Id: 00002978-1 30007 Current	Day Due: 1 Last Payment:	Delq Day: 0 4/3/2008	7,500.00
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12/1/2007	CAM	COMMON AREA MAINT	CH	7,823.75	0.00	0.00	0.00	0.00	7,823.75
2/11/2008	LAT	LATE FEE	CH	730.63	0.00	0.00	0.00	730.63	0.00
3/13/2008	LAT	LATE FEE	CH	748.62	0.00	0.00	748.62	0.00	0.00
4/1/2008	CAM	COMMON AREA MAINT	CH	1,306.25	0.00	0.00	1,306.25	0.00	0.00
4/1/2008	RNT	MONTHLY RENT	CH	6,180.00	0.00	0.00	6,180.00	0.00	0.00
4/10/2008	LAT	LATE FEE	CH	748.62	0.00	748.62	0.00	0.00	0.00
4/28/2008	PLC	PYRAMID LEGAL COLLECTION	CH	75.00	0.00	0.00	75.00	0.00	0.00
0.00									
5/1/2008	CAM	COMMON AREA MAINT	CH	1,306.25	1,306.25	0.00	0.00	0.00	0.00
5/1/2008	RNT	MONTHLY RENT	CH	6,180.00	6,180.00	0.00	0.00	0.00	0.00
5/12/2008	LAT	LATE FEE	CH	748.62	748.62	0.00	0.00	0.00	0.00

CAM	COMMON AREA MAINT	10,436.25	1,306.25	0.00	1,306.25	0.00	7,823.75
LAT	LATE FEE	2,976.49	748.62	748.62	748.62	730.63	0.00
PLC	PYRAMID LEGAL COLLECTION	75.00	0.00	75.00	0.00	0.00	0.00
RNT	MONTHLY RENT	12,360.00	6,180.00	0.00	6,180.00	0.00	0.00

GREEN ACRE VARIETY Total:		25,847.74	8,234.87	823.62	8,234.87	730.63	7,823.75
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CAM	COMMON AREA MAINT	11,866.10	-216.65	0.00	1,306.25	0.00	10,776.50
LAT	LATE FEE	3,751.74	1,026.92	748.62	748.62	730.63	496.95
PLC	PYRAMID LEGAL COLLECTION	75.00	0.00	75.00	0.00	0.00	0.00
RNT	MONTHLY RENT	8,115.63	1,935.63	0.00	6,180.00	0.00	0.00

BLDG 300 Total:		23,808.47	2,745.90	823.62	8,234.87	730.63	11,273.45
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CAM	COMMON AREA MAINT	11,866.10	-216.65	0.00	1,306.25	0.00	10,776.50
LAT	LATE FEE	3,751.74	1,026.92	748.62	748.62	730.63	496.95
PLC	PYRAMID LEGAL COLLECTION	75.00	0.00	75.00	0.00	0.00	0.00

Bldg Id	Lease Id	Suite Id	Occupant Name	Annual Rent	Rent Start	Expiration	Status	Sqft	% of Bldg
300	001339	300-04	NAILS AND PAILS, INC.	97,792.56	12/1/2004	11/30/2009	Current	1,000	5.37
			Number	Option Date	Option Type	Notice Date	Suite Id	Term (mo.)	Notes
			1	12/1/2004	REN	6/1/2004	300-04	60	
			3		REN	5/1/2009	300-04	60	
			Total for 2009	97,792.56		Number of Leases Expiring: 1		1,000	
300	000879	300-9B	ROCK B. JENSON	10,429.44	8/1/2003	7/31/2010	Current	600	3.22
300	001782	300-03	THE PRINCETOWN VIEW	85,202.16	6/1/2005	9/30/2010	Current	2,000	10.73
			Number	Option Date	Option Type	Notice Date	Suite Id	Term (mo.)	Notes
			1	10/1/2010	REN	3/1/2010	300-03	60	
300	000390	300-11	SPIRIT SHOP, INC.	170,964.84	8/1/1980	10/31/2010	Current	2,400	12.88
			Number	Option Date	Option Type	Notice Date	Suite Id	Term (mo.)	Notes
			1	11/1/2005	REN	5/1/2005	300-11	60	INCREASE MIN. OF 1/2% CPI ANNUALLY
300	000391	300-12	SPIRIT SHOP, INC.	28,361.64	12/1/1999	10/31/2010	Current	400	2.15
			Number	Option Date	Option Type	Notice Date	Suite Id	Term (mo.)	Notes
			1	11/1/2005	REN	5/1/2005	300-12	60	3% BUMPS EACH YEAR
			Total for 2010	294,958.08		Number of Leases Expiring: 4		5,400	
300	000042	300-06	CONNECTICUT SCHOOL OF MEDICINE	100,202.16	8/10/2001	9/30/2011	Current	2,000	10.73
			Number	Option Date	Option Type	Notice Date	Suite Id	Term (mo.)	Notes
			1	10/1/2006	REN	3/30/2006	300-06	60	
			Total for 2011	100,202.16		Number of Leases Expiring: 1		2,000	
300	000037	300-01	PURE DANCE STUDIO	117,667.44	5/1/1990	4/30/2012	Current	1,895	10.17
300	003158	30008	EASTSIDE REALTY GROUP, LTD	16,812.72	7/15/2007	6/30/2012	Current	1,800	9.66
			Number	Option Date	Option Type	Notice Date	Suite Id	Term (mo.)	Notes
			1	7/1/2012	REN	12/31/2011	30008	60	
			Total for 2012	134,480.16		Number of Leases Expiring: 2		3,695	
300	000046	300-10	FIRST ABC BANK	431,571.24	6/1/1996	5/31/2016	Current	3,738	20.06
			Number	Option Date	Option Type	Notice Date	Suite Id	Term (mo.)	Notes
			1	6/1/2006	REN	2/1/2006	300-10	60	
			2	6/1/2016	REN	12/1/2015	300-10	60	

Rent Roll
 ABC COMMERCIAL PROPERTY ASSOCIATES
 5/31/2008

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	Prorata Share	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
											Cat	Date	Monthly Amount	PSF
Occupied Suites														
300 -300-01	PURE DANCE STUDIOS	5/1/1990	4/30/2012	0.0000	1,895	5,492.79	34.78	1,659.96			RNT	5/1/2009	5,657.57	35.83
											RNT	5/1/2010	5,827.30	36.90
											RNT	5/1/2011	6,002.12	38.01
300 -300-02	TUNA'S DELI	9/15/1975	5/31/2018	10.1400	1,000	4,315.43	51.79			138.79	RNT	6/1/2008	4,402.00	52.82
										RNT	6/1/2009	4,490.00	53.88	
										RNT	6/1/2010	4,580.00	54.96	
										RNT	6/1/2011	4,671.00	56.05	
										RNT	6/1/2012	4,765.00	57.18	
										RNT	6/1/2013	4,860.00	58.32	
										RNT	6/1/2014	4,957.11	59.49	
										RNT	6/1/2015	5,056.25	60.68	
										RNT	6/1/2016	5,157.37	61.89	
RNT	6/1/2017	5,261.00	63.13											
300 -300-03	THE PRINCETOWN VIEW	6/1/2005	9/30/2010	0.0000	2,000	4,244.37	25.47	1,522.90			RNT	10/1/2008	4,371.70	26.23
											RNT	10/1/2009	4,502.85	27.02
300 -300-04	NAILS AND PAILS, INC.	12/1/2004	11/30/2009	0.0000	1,000	3,166.92	38.00	788.58			RNT	12/1/2008	3,261.93	39.14
300 -300-06	CONNECTICUT SCHOOL OF MED	8/10/2001	9/30/2011	0.0000	2,000	3,500.00	21.00							
300 -300-10	FIRST ABC BANK	6/1/1996	5/31/2016	0.0000	3,738	20,052.81	64.37	2,158.33		910.30	RNT	6/1/2008	20,654.39	66.31
											RNT	6/1/2009	21,274.03	68.30
300 -300-11	SPIRIT SHOP, INC.	8/1/1980	10/31/2010	0.0000	2,400	7,470.82	37.35							
300 -300-12	SPIRIT SHOP, INC.	12/1/1999	10/31/2010	0.0000	400	1,076.76	32.30	181.76		90.00	RNT	11/1/2008	1,109.06	33.27
											RNT	11/1/2009	1,142.33	34.27
300 -300-9B	ROCK B. JENSON	8/1/2003	7/31/2010	0.0000	600	844.12	16.88			25.00	RNT	8/1/2008	869.45	17.39
											RNT	8/1/2009	895.53	17.91
300 -30007	GREEN ACRES VARIETY	6/1/2007	2/28/2017	9.8000	1,800	6,180.00	41.20	1,306.25			RNT	3/1/2009	6,365.40	42.44
											RNT	3/1/2010	6,556.36	43.71
											RNT	3/1/2011	6,753.05	45.02
											RNT	3/1/2012	6,955.64	46.37
											RNT	3/1/2013	7,164.31	47.76
											RNT	3/1/2014	7,379.24	49.19
											RNT	3/1/2015	7,600.62	50.67
	RNT	3/1/2016	7,828.64	52.19										

Accrual 12/07 - 12/07
 Report includes an open period. Entries are not final.

Account Entity	Entry Period	Date	Src Ref	Job Site Dept	Description	Debit	Credit	Balance
1010	CASH - USB OPERATING				<i>Balance Forward</i>			<i>0.00</i>
1016	CASH - BANK OF AMERICA OPERATING				<i>Balance Forward</i>			<i>136,619.81</i>
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07			AP	007063
@	A/P Cash Disbursed for checks 6364-6388	76,418.98		60,200.83				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07			AP	007063
@	A/P Cash Disbursed for checks 0-0	15,138.08		45,062.75				
300	ABC COMMERCIAL PROPERTY	12/07	12/31/07	CM	003929		@00041583 Cash Recpt CAM	COMMON
AREA MA	2,189.64	47,252.39						
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07		CM		003929
@	00041583 Cash Recpt RNT MONTHLY RENT	9,541.92		56,794.31				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07		CM		003929
@	00041622 Cash Recpt CAM COMMON AREA MA	1,522.90		58,317.21				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07		CM		003929
@	00041622 Cash Recpt ELC ELECTRIC	25.00		58,342.21				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07		CM		003929
@	00041622 Cash Recpt RNT MONTHLY RENT	5,088.49		63,430.70				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07		CM		003929
@	00041681 Cash Recpt CAM COMMON AREA MA	181.76		63,612.46				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07		CM		003929
@	00041681 Cash Recpt RET REAL ESTATE TAX	90.00		63,702.46				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07		CM		003929
@	00041681 Cash Recpt RNT MONTHLY RENT	8,547.58		72,250.04				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07		CM		003929
@	00041756 Cash Recpt CAM COMMON AREA MA	2,158.33		74,408.37				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07		CM		003929
@	00041756 Cash Recpt RET REAL ESTATE TAX	1,049.09		75,457.46				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07		CM		003929
@	00041756 Cash Recpt RNT MONTHLY RENT	24,368.24		99,825.70				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07		CM		003929
@	00041846 Cash Recpt RNT MONTHLY RENT	3,500.00		103,325.70				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07		CM		003929
@	00041987 Cash Recpt CAM COMMON AREA MA	1,967.20		105,292.90				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07		CM		003929
@	00041987 Cash Recpt RNT MONTHLY RENT	5,332.80		110,625.70				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07			CM	003929
@	00042283 Non Suf Fund CAM COMMON AREA	1,967.20		108,658.50				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07			CM	003929
@	00042283 Non Suf Fund RNT MONTHLY RENT	5,332.80		103,325.70				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07			RC	006748
@	Transfer to Patriot Bk Op	15,138.08		88,187.62				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07			RC	006748
@	Reclass Patriot Bk Mtg Payment	15,138.08		103,325.70				
				** Account Totals		80,701.03	113,995.14	103,325.70
1051	CASH-PATRIOT OP				<i>Balance Forward</i>			<i>20,000.10</i>
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07		RC		006748
@	Transfer to Patriot Bk Op	15,138.08		35,138.18				
300	ABC COMMERCIAL PROPERTY ASSOCIATES	12/07		12/31/07			RC	006748
@	Reclass Patriot Bk Mtg Payment	15,138.08		20,000.10				
				** Account Totals		15,138.08	15,138.08	20,000.10
1075	CASH - R.E. TAX ESCROW				<i>Balance Forward</i>			<i>0.00</i>
1100	EXCHANGE/TRANSFER				<i>Balance Forward</i>			<i>0.00</i>

Database: PYRAMID
 ENTITY: 300

Check Register
 Pyramid Real Estate
 ABC COMMERCIAL PROPERTY ASSOCIATES

Page: 1
 Date: 3/13/2008
 Time: 08:39 AM

12/1/2007 Through 12/31/2007

Check #	Check Date	Check Pd	Vendor	Account	Invoice	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Number	Number	Date	Due Date	Amount	Amount	
6364	12/4/2007	12/07	ABC	ABC REAL ESTATE & MNGMNT GRP, INC.						
300	INVOICE# 060418			5900	100-B00300	12/1/2007	12/1/2007	2,593.64	2,593.64	
300	MISC. EXPENSES			5851	100-B00300	12/1/2007	12/1/2007	121.90	121.90	
							<i>Check Total:</i>	<i>2,715.54</i>	<i>0.00</i>	<i>2,715.54</i>
6365	12/5/2007	12/07	AQUAR	AQUARION WATER COMP. OF CONNECTICUT						
300	08-25-07 - 11-17-07			5130	200080012-Nov07	11/19/2007	12/17/2007	2,132.52	2,132.52	
							<i>Check Total:</i>	<i>2,132.52</i>	<i>0.00</i>	<i>2,132.52</i>
6366	12/5/2007	12/07	CITY	CITY CARTING & RECYCLING INC.						
300	12/07 CHG			5350	3222106	12/2/2007	12/2/2007	76.41	76.41	
							<i>Check Total:</i>	<i>76.41</i>	<i>0.00</i>	<i>76.41</i>
6367	12/12/2007	12/07	CLP	NORTHEAST UTILITIES						
300	10-29-07 - 11-29-07			5120	795621913-Nov07	11/29/2007	12/27/2007	102.30	102.30	
							<i>Check Total:</i>	<i>102.30</i>	<i>0.00</i>	<i>102.30</i>
6368	12/12/2007	12/07	PLANT	PLANT SCAPES						
300	BALSM WREATH			5325	25717	11/23/2007	12/23/2007	662.50	662.50	
							<i>Check Total:</i>	<i>662.50</i>	<i>0.00</i>	<i>662.50</i>
6369	12/13/2007	12/07	01550	1000-1100 POST ROAD, LLC						
300	DISTRIBUTION:			7110	DISTRIBTN	12/1/2007	12/31/2007	2,423.16	2,423.16	
300	DISTRIBUTION			7110	DISTRIBUTI	12/1/2007	12/1/2007	692.32	692.32	
300	DISTRIBUTION			7110	DISTRIBUTION	12/1/2007	12/31/2007	2,019.15	2,019.15	
300	DISTRIBUTION			7110	DISTRIBUTION	12/1/2007	12/31/2007	576.93	576.93	
							<i>Check Total:</i>	<i>5,711.56</i>	<i>0.00</i>	<i>5,711.56</i>
6370	12/13/2007	12/07	ALOSAL	ALSO SAGIERA						
300	DISTRIBUTION:			7110	DISTRIBUTN	12/1/2007	12/31/2007	692.32	692.32	
300	DISTRIBUTION:			7110	DISTRIBUTN	12/1/2007	12/31/2007	576.93	576.93	
							<i>Check Total:</i>	<i>1,269.25</i>	<i>0.00</i>	<i>1,269.25</i>

Mr. John Smith
ABC Tenant
123 Main Street
Greenwich, CT 06830

RE: 2005 Common Area Maintenance Reconciliation

Dear Mr. Smith:

I have enclosed with this letter a statement of actual operating expenses for 2008 for your space at ABC Shopping Center in Westport, Connecticut. Below is the reconciliation of actual versus estimated expenses, as provided for in your lease.

2008 Expenses	\$182,748.00
Pro Rata Share	<u>11%</u>
Your Share	\$ 20,102.28
Less agreed 50%	10,051.14
Your Share	\$10,051.14
Less previously billed	8,333.12
Balance due:	\$ 1,718.02

Monthly CAM Charge Effective April 1, 2006

2005 Common Area Maintenance \$ 837.59

Please be advised that this amount will be reflected on your next rent invoice. Do not hesitate to contact me at (203) 348-8566 ext. 119 should you require clarification.

Yours truly,

Frances Sabato

cc: Accounting

ABC Commercial Property
123 Main Street
Greenwich, CT 06830
(203) 123-4567

10/21/2008

ABC Tenant
ABC COMPANY
123 MAIN STREET
GREENWICH, CT 06830

Day Due: 1
Delq Day: 10
ment:
Payment Date 10/8/2008

Re: Lease 999-000394 at PYRAMID REAL ESTATE GROUP

Dear Tenant:

We are writing to inform you that your account is currently past due. Our records show that as of the above date the following items are outstanding:

Date	Description	Charges	Payments	Balance Due
9/1/2008	CAM COMMON AREA MAINT	505.87	454.99	50.88
9/12/2008	LAT LATE FEE	169.32	0.00	169.32
10/1/2008	CAM COMMON AREA MAINT	505.87	0.00	505.87
10/1/2008	RNT MONTHLY RENT	2,880.40	0.00	2,880.40
			Total Due	3,606.47

We would appreciate your prompt attention to this matter. If you have any questions, please call our office at the above number.

Sincerely,

RUSSELL MUNZ

ABC COMMERCIAL PROPERTY INC
 123 MAIN STREET
 STAMFORD CT 06901



0001 0000001 00000000 001 001 00001 INS: 0 0

MR. COMMERCIAL PROPERTY OWNER
 ABC COMMERCIAL PROPERTY INC
 123 MAIN STREET, UNIT #1C
 STAMFORD CT 06901

NOTE: THIS AREA CAN BE USED FOR CUSTOM NOTES TO UNIT OWNERS.

DATE	ACCOUNT NUMBER
11/01/06	530 - 000452
LOCATION	UNIT
123 MAIN STREET	1C

MAKE CHECKS PAYABLE TO: ABC CONDO INC

DATE	CODE	DESCRIPTION	CHARGES	PAYMENTS	AMOUNT DUE
11/01/08	RNT	RENT	\$164.00	\$0.00	\$164.00
11/01/08	CAM	COMMON AREA MAINTENAC	\$239.00	\$0.00	\$239.00
11/01/08	LTF	LATE FEE	\$117.94	\$0.00	\$117.94

Payment received after the 12th of the month will have Late Fees.

\$520.94

Please send this portion of the statement with your remittance.

DATE	ACCOUNT NUMBER
11/01/06	530 - 000452
LOCATION	UNIT
123 MAIN STREET	1C

ABC COMMERCIAL PROPERTY INC
 C/O PYRAMID REAL ESTATE
 P.O. BOX 120005
 STAMFORD CT 06912

CURRENT	\$520.94
30	\$0.00
60	\$0.00
90	\$0.00
120	\$0.00
BALANCE DUE	\$520.94