

ABC SUPERMARKETS, INC.
d.b.a. ABC SUPERMARKET #3825
NEIGHBORHOOD SHOPPING CENTER
TOPEKA, KS
TENANT SALES AUDIT REPORT
for the twelve (12) months
ended January 31, 2002

TENANT SALES AUDIT REPORT

Tenant: ABC Supermarkets, Inc.
Trade Name: ABC Supermarket #3825
Shopping Location: Neighborhood Shopping Center
City / State: Topeka, KS
Period: The twelve (12) months
ended January 31, 2002

Client

Company: Major Realty, LP
Person: Mr. Bill Smith, Property Manager
Address: 123 Main Street
City / State: Miami, Fl.
Date of Examination: April 14, 2002
Date of Report: April 16, 2002

Compu/Audit, Inc.
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Section 1

Executive Overview

Tenant: ABC Supermarkets, Inc.
Shopping Location: Neighborhood Shopping Center
City: Topeka, KS
Report Date: April 16, 2002
Landlord: Major Realty, LP
Management: Major Property Management Co.

1. Audit Period: From February 1, 2001 to January 31, 2002
2. Examination Location: Indianapolis, IN
3. Date of Examination: April 14, 2002

| | |
|---|-----------------|
| 4. Total Unreported Sales..... | \$ 395,424 |
| 5. Unreported Sales in Percentage Rent..... | 395,424 |
| 6. Percentage Rent Due Landlord..... | 4,944 |
| 7. Examination Fee Due Landlord..... | 0 |
| 8. Grand Total..... | <u>\$ 4,944</u> |

9. Tenant's response to findings:
Tenant's representative agrees with findings.

10. Sales records requested but not provided:
None.

11. Tenant's compliance with Reporting Requirements:
Tenant complies with Reporting Requirements.

Section 1

Executive Overview

(continued)

Comments

Although the audit had to be postponed for two weeks, at the request of the tenant, the tenant ultimately was helpful and cooperative. For the year ended January 31, 2002, the tenant earned a profit of \$881,740. The tenant is a complex, multifaceted food retailer that obtains sales revenues from the public and related sources as part of its normal business operations. The tenant also receives rebates and allowances from vendors in order to obtain a normal gross sales margin.. "Slotting" revenues, miscellaneous revenues, and commissions have also not been reported. These are, in many cases, sales subsidies. There are no subtenants.

Section 2

A

Additional Percentage Rent Due

| | Lease Year Ended 1/31/02 |
|-----------------------------------|-----------------------------------|
| Reported Sales | <u>\$13,890,060</u> |
| Findings: | |
| 1. <u>Per Section 8 of Report</u> | <u>395,424</u> |
| Total Findings | <u>395,424</u> |
| Subject Sales | 14,285,484 |
| Break Point | <u>9,336,640</u> |
| Percentage Rent Application | 4,948,844 |
| | % |
| | <u>1.25</u> |
| Amount of Percentage Rent | 61,861 |
| Paid Previously | (25,322) |
| * Property Tax Credit | (28,950) |
| Insurance Credit | (2,645) |
| Percentage Rent Balance Due | <u><u>\$ 4,944</u></u> |

* To be verified by client, or information to be furnished to Compu/Audit, Inc. for verification.

For Additional information, please contact Compu/Audit, Inc. at

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