

**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.**  
**6320 west 85th Place, Suite 102**  
**Los Angeles, Ca. 90045**  
**1-800-WE AUDIT**

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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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