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BIDDER'S INFORMATIONAL PACKAGE

155 MAPLE STREET

SPRINGFIELD, MASSACHUSETTS

UNIT #'S 109, (207 & 208), 209, (302 & 304), 305, 306, 401, (402, 404, 406 & 408) & 409

DESCRIPTION	PAGE #
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THE FOLLOWING MATERIALS ARE FURNISHED SOLELY FOR INFORMATIONAL PURPOSES. NO WARRANTIES OR REPRESENTATIONS ARE MADE BY EITHER THE PROPERTY OWNER, OR THE AUCTION COMPANY AS TO THE ACCURACY, COMPLETENESS OR USEFULNESS OF THESE MATERIALS OR THE INFORMATION CONTAINED THEREIN. PROSPECTIVE PURCHASERS SHOULD MAKE THEIR OWN INVESTIGATIONS AND INSPECTIONS AND DRAW THEIR OWN INDEPENDENT CONCLUSIONS. THESE MATERIALS AND THE INFORMATION CONTAINED THEREIN ARE ALSO SUBJECT TO POSSIBLE CHANGE PRIOR TO OR AT THE TIME OF THE SCHEDULED SALE.

9:09 AM

08/18/10

155 Maple Condominium Trust
A/R Aging Summary
 As of August 18, 2010

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Unit 100 Maple Mart	0.00	0.00	0.00	0.00	357.72	357.72
Unit 102 Morisi & O'Connell	0.00	605.26	0.00	0.00	7.42	612.68
Unit 105 BROOKS	0.00	198.22	0.00	0.00	0.00	198.22
Unit 109 Colorado Equities, LLC	0.00	333.00	0.00	0.00	0.00	333.00
Unit 110 Carrigan's	0.00	-722.92	0.00	0.00	0.00	-722.92
Unit 111 Cable	0.00	418.70	0.00	0.00	0.00	418.70
Unit 204 Gagnier	0.00	498.20	0.00	0.00	0.00	498.20
Unit 207 Colorado Equities, LLC	0.00	221.54	0.00	0.00	0.00	221.54
Unit 208 Colorado Equities, LLC	0.00	506.70	0.00	0.00	0.00	506.70
Unit 209 Colorado Equities, LLC	0.00	248.04	0.00	0.00	0.00	248.04
Unit 300 Morisi & O'Connell	0.00	1,013.36	0.00	0.00	2.33	1,015.69
Unit 302 Colorado Equities, LLC	0.00	477.00	0.00	0.00	0.00	477.00
Unit 304 Colorado Equities, LLC	0.00	520.46	0.00	0.00	0.00	520.46
Unit 305 Colorado Equities, LLC	0.00	472.76	0.00	0.00	0.00	472.76
Unit 306 Colorado Equities, LLC	0.00	644.48	0.00	0.00	0.00	644.48
Unit 401 Colorado Equities, LLC	0.00	456.86	0.00	0.00	0.00	456.86
Unit 402 COLORADO EQUITIES	0.00	556.50	0.00	0.00	0.00	556.50
Unit 403 Morisi Insurance	0.00	0.00	0.00	0.00	-0.02	-0.02
Unit 404 COLORADO EQUITIES	0.00	210.94	0.00	0.00	0.00	210.94
Unit 405 Slepchuk	0.00	0.01	0.00	0.00	0.00	0.01
Unit 406 COLORADO EQUITIES	0.00	490.78	0.00	0.00	0.00	490.78
Unit 408 COLORADO EQUITIES	0.00	374.18	0.00	0.00	0.00	374.18
TOTAL	0.00	7,524.07	0.00	0.00	367.45	7,891.52

9:13 AM

08/18/10

155 Maple Condominium Trust
A/P Aging Summary
As of August 18, 2010

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Verizon	37.65	0.00	0.00	0.00	0.00	37.65
WMECO	1,990.55	0.00	0.00	0.00	0.00	1,990.55
TOTAL	<u>2,028.20</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,028.20</u>

155 Maple Condominium Trust
Profit & Loss
 September 1, 2009 through August 18, 2010

Sep 1, '09 - Aug 18, 10

Ordinary Income/Expense	
Income	
INCOME	
CAM	155,960.20
Gas Reimbursement	4,120.11
HVAC Reimbursement	19,048.62
Reserve Fund	9,725.10
Total INCOME	<u>188,854.03</u>
Total Income	188,854.03
Expense	
Building Improvements	
Flooring/Carpeting	1,239.00
Hallway Ceilings	1,236.00
Interior Signs	89.74
Paint & Wallpaper	995.00
Parking Lot	1,307.30
Roof	74,623.47
Building Improvements - Other	2,729.18
Total Building Improvements	<u>82,219.69</u>
HVAC new units	3,245.00
Insurance	
Building Insurance Package	8,766.10
Errors & Omissions	1,820.90
Insurance - Other	852.00
Total Insurance	<u>11,439.00</u>
Interest Expense	1,740.03
Maintenance	
After Hours Service	1,200.00
Janitorial Service	24,856.52
Landscaping	3,985.00
Parking Lot	75.00
Total Maintenance	<u>30,116.52</u>
Management Fees	13,200.00
Miscellaneous	35.00
Professional Fees	
Accounting	3,110.00
Legal Fees	4,236.51
Total Professional Fees	<u>7,346.51</u>
ReFinance Costs	
Association Legal Rep	550.00
Bank Legal Rep Fee	1,245.00
Documentation Fee	200.00
Recording Fees	75.00
ReFinance Costs - Other	20.00
Total ReFinance Costs	<u>2,090.00</u>
Repairs	
Building Repairs	3,085.92
Elevator	2,678.02
Equipment Repairs	1,945.07
HVAC	15,776.12
Roof	7,928.04
Repairs - Other	65.00
Total Repairs	<u>31,478.17</u>
Security	4,246.00

9:14 AM
08/18/10
Accrual Basis

155 Maple Condominium Trust
Profit & Loss
September 1, 2009 through August 18, 2010

	<u>Sep 1, '09 - Aug 18, 10</u>
Services	6,983.12
Dumpster	688.70
Security/Fire Alarm	6,495.00
Snow Removal	14,166.82
Total Services	
Supplies	237.68
Janitorial Supplies	641.33
Office supplies	879.01
Total Supplies	
Taxes	17.00
Federal	4.00
State	21.00
Total Taxes	311.88
Telephone	
Utilities	21,272.78
Electric-Inside CAM-003076660	2,029.67
Electric-Parking Lot-030798211	4,048.16
Gas	68.04
Service Charges - City Taxes	1,955.42
Sewer	1,252.49
Water	30,626.56
Total Utilities	233,161.19
Total Expense	-44,307.16
Net Ordinary Income	
Other Income/Expense	

9:13 AM
 08/18/10
 Cash Basis

155 Maple Condominium Trust
Profit & Loss
 September 1, 2009 through August 18, 2010

	<u>Sep 1, '09 - Aug 18, 10</u>
Ordinary Income/Expense	
Income	
INCOME	
CAM	150,901.34
Gas Reimbursement	4,181.83
HVAC Reimbursement	19,411.32
Late Charges received	89.17
Reserve Fund	9,375.82
Total INCOME	<u>183,959.48</u>
Returned check Charges	7.94
Total Income	<u>183,967.42</u>
Expense	
Building Improvements	
Flooring/Carpeting	1,239.00
Hallway Ceilings	1,236.00
Interior Signs	89.74
Paint & Wallpaper	995.00
Parking Lot	1,307.30
Roof	74,623.47
Building Improvements - Other	2,891.68
Total Building Improvements	<u>82,382.19</u>
HVAC new units	3,245.00
Insurance	
Building Insurance Package	8,766.10
Errors & Omissions	1,820.90
Insurance - Other	852.00
Total Insurance	<u>11,439.00</u>
Interest Expense	1,740.03
Maintenance	
After Hours Service	1,200.00
Janitorial Service	24,856.52
Landscaping	3,985.00
Parking Lot	75.00
Total Maintenance	<u>30,116.52</u>
Management Fees	13,200.00
Miscellaneous	35.00
Professional Fees	
Accounting	3,110.00
Legal Fees	4,236.51
Total Professional Fees	<u>7,346.51</u>
ReFinance Costs	
Association Legal Rep	550.00
Bank Legal Rep Fee	1,245.00
Documentation Fee	200.00
Recording Fees	75.00
ReFinance Costs - Other	20.00
Total ReFinance Costs	<u>2,090.00</u>
Repairs	
Building Repairs	3,085.92
Elevator	2,678.02
Equipment Repairs	1,945.07
HVAC	15,776.12
Roof	7,928.04
Repairs - Other	65.00
Total Repairs	<u>31,478.17</u>
Security	4,246.00

9:13 AM
08/18/10
Cash Basis

155 Maple Condominium Trust
Profit & Loss
September 1, 2009 through August 18, 2010

	<u>Sep 1, '09 - Aug 18, 10</u>
Services	
Dumpster	6,983.12
Security/Fire Alarm	688.70
Snow Removal	6,495.00
	<hr/>
Total Services	14,166.82
Supplies	
Janitorial Supplies	237.68
Office supplies	641.33
	<hr/>
Total Supplies	879.01
Taxes	
Federal	17.00
State	4.00
	<hr/>
Total Taxes	21.00
Telephone	274.23
Utilities	
Electric-Inside CAM-003076660	19,438.95
Electric-Parking Lot-030798211	1,872.95
Gas	4,048.16
Service Charges - City Taxes	68.04
Sewer	1,955.42
Water	1,252.49
	<hr/>
Total Utilities	28,636.01
	<hr/>
Total Expense	231,295.49
	<hr/>
Net Ordinary Income	-47,328.07
Other Income/Expense	
Other Income	
Interest Income	13.01
	<hr/>
Total Other Income	13.01
Other Expense	
Other Expenses	187.50
	<hr/>
Total Other Expense	187.50
	<hr/>
Net Other Income	-174.49
	<hr/>
Net Income	<u><u>-47,502.56</u></u>

9:15 AM
08/18/10
Cash Basis

155 Maple Condominium Trust
Balance Sheet
As of August 18, 2010

	Aug 18, 10
ASSETS	
Current Assets	
Checking/Savings	
Money Market Account	6,268.63
The Bank of Western Mass	16,410.56
Total Checking/Savings	22,679.19
Accounts Receivable	
Accounts Receivable	-722.94
Total Accounts Receivable	-722.94
Total Current Assets	21,956.25
Other Assets	
Loan Closing Costs	
Accum. Amort. - Loan Closing	-1,346.00
Loan Closing Costs - Other	1,495.00
Total Loan Closing Costs	149.00
Total Other Assets	149.00
TOTAL ASSETS	22,105.25
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
BWM Loan	18.03
BWMASS #2 Act#0001847414	45,376.71
Total Long Term Liabilities	45,394.74
Total Liabilities	45,394.74
Equity	
Opening Bal Equity	37,747.13
Paid in Capital	16,315.48
Retained Earnings	-29,849.54
Net Income	-47,502.56
Total Equity	-23,289.49
TOTAL LIABILITIES & EQUITY	22,105.25

9:15 AM
08/18/10
Accrual Basis

155 Maple Condominium Trust
Balance Sheet
As of August 18, 2010

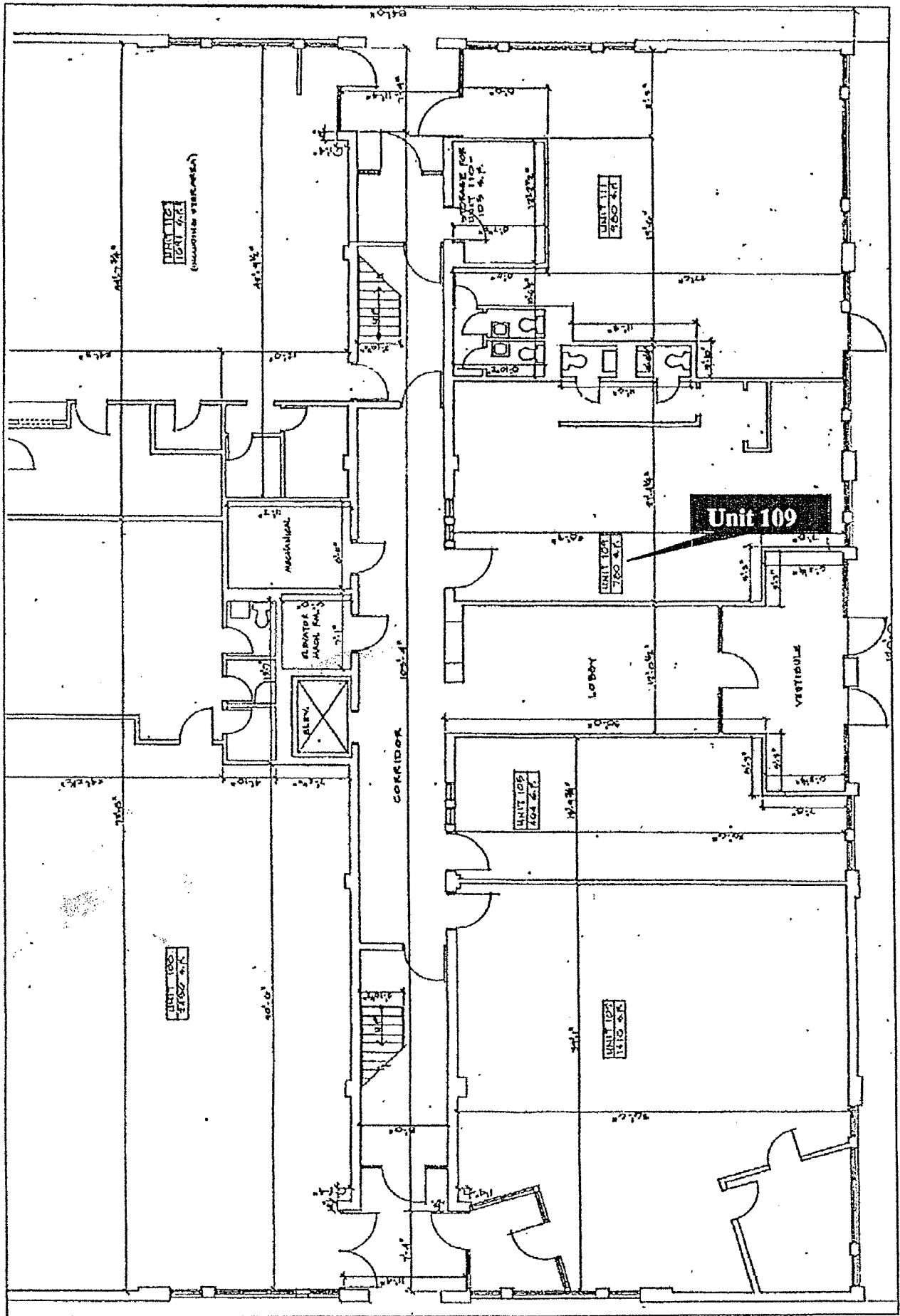
	Aug 18, 10
ASSETS	
Current Assets	
Checking/Savings	
Money Market Account	6,268.63
The Bank of Western Mass	16,410.56
Total Checking/Savings	<u>22,679.19</u>
Accounts Receivable	
Accounts Receivable	7,891.52
Total Accounts Receivable	<u>7,891.52</u>
Total Current Assets	30,570.71
Other Assets	
Loan Closing Costs	
Accum. Amort. - Loan Closing	-1,346.00
Loan Closing Costs - Other	1,495.00
Total Loan Closing Costs	<u>149.00</u>
Total Other Assets	<u>149.00</u>
TOTAL ASSETS	<u>30,719.71</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,028.20
Total Accounts Payable	<u>2,028.20</u>
Total Current Liabilities	2,028.20
Long Term Liabilities	
BWM Loan	18.03
BWMASS #2 Act#0001847414	45,376.71
Total Long Term Liabilities	<u>45,394.74</u>
Total Liabilities	47,422.94
Equity	
Opening Bal Equity	37,747.13
Paid in Capital	16,315.48
Retained Earnings	-26,284.19
Net Income	-44,481.65
Total Equity	<u>-16,703.23</u>
TOTAL LIABILITIES & EQUITY	<u>30,719.71</u>

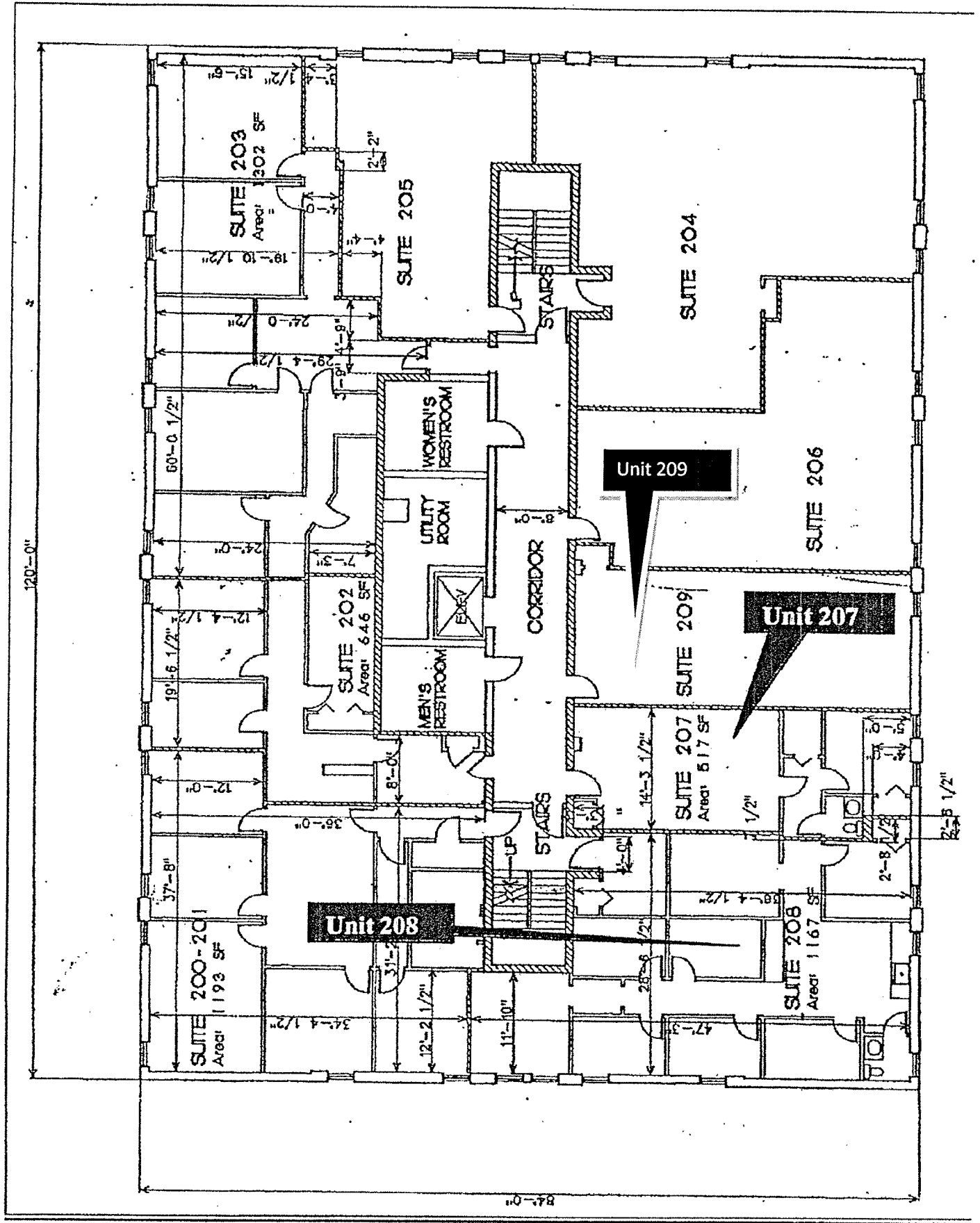
PROPERTY TAXES
Common Area Fees

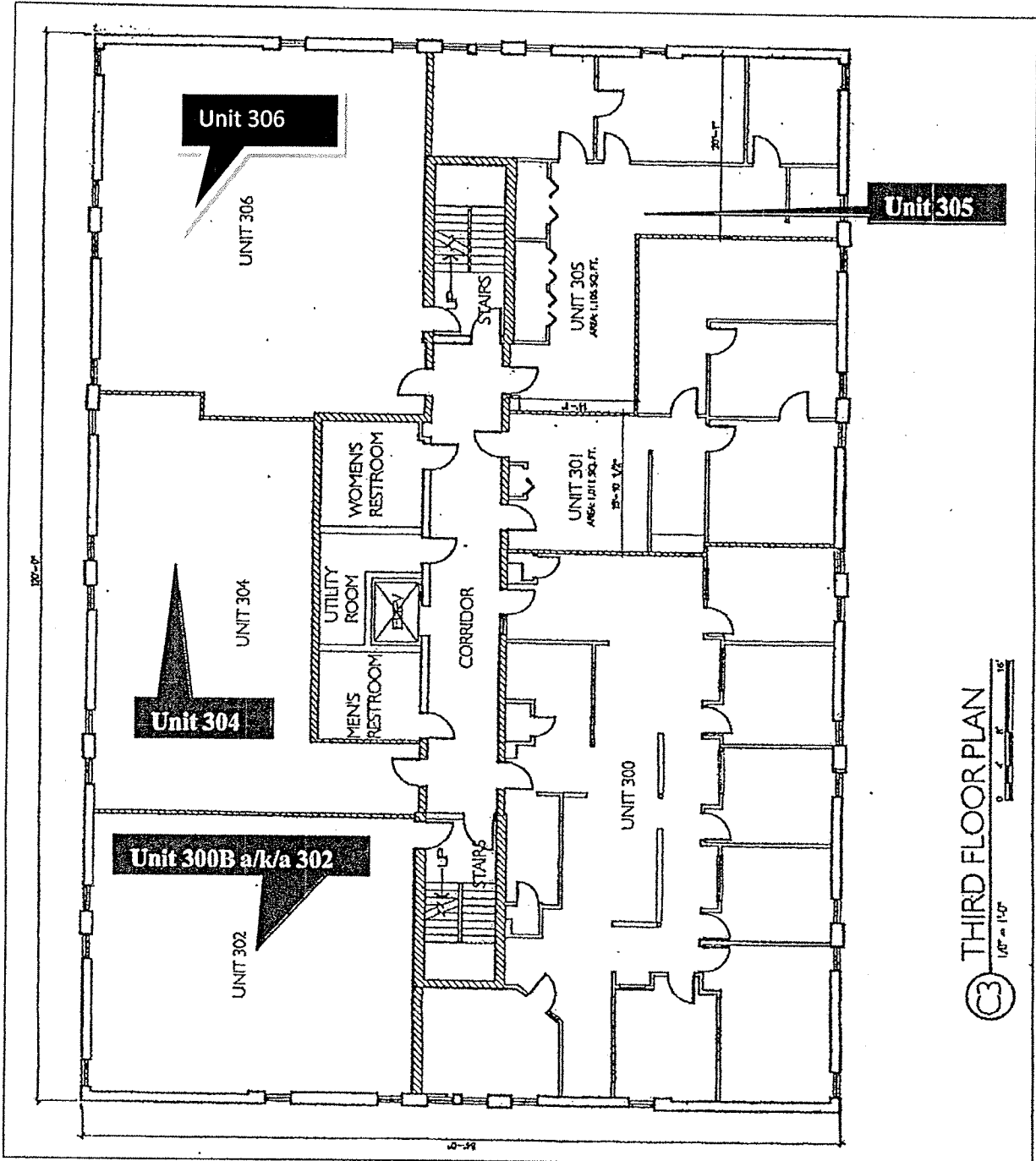
155 Maple Street
Springfield, MA 01105

Unit #	Size Square Feet	Common Area Fees/Mo	Tax Parcel Number	Property Tax 2009 Owed	Property Tax 2010 Owed	Property Fee Due	Property Interest Due	Property Tax 2011 Owed	Fee Due	Interest Due	Total as of 22-Sep-10	NOTES
109	780	\$ 235.00	82180216	\$ -	\$ 1,303.10	\$ 5.00	\$ 124.36	\$ 325.78	\$ -	\$ 6.37	\$ 1,764.61	
207	517	\$ 222.00	82180231	\$ -	\$ 852.36	\$ 5.00	\$ 65.63	\$ 259.05	\$ -	\$ 4.47	\$ 1,186.51	Combined Units
208	1164	\$ 472.00	82180232	\$ -	\$ 1,148.33	\$ 5.00	\$ 92.53	\$ 365.03	\$ -	\$ 6.44	\$ 1,617.33	
	1681	\$ 694.00	Total					Combined Total			\$ 2,803.84	
209	579	\$ 248.00	82180234	\$ -	\$ 953.76	\$ 5.00	\$ 73.68	\$ 289.47	\$ -	\$ 5.00	\$ 1,326.91	
302	1115	\$ 477.00	82180238	\$ -	\$ 1,393.38	\$ 5.00	\$ 135.10	\$ 348.35	\$ -	\$ 6.15	\$ 1,887.98	Combined Units
304	1216	\$ 520.00	82180240	\$ -	\$ 1,522.90	\$ 5.00	\$ 147.49	\$ 380.73	\$ -	\$ 6.72	\$ 2,062.84	
	2331	\$ 997.00	Total					Combined Total			\$ 3,950.82	
305	1105	\$ 473.00	82180241	\$ -	\$ 1,381.60	\$ 5.00	\$ 142.56	\$ 345.40	\$ -	\$ 6.09	\$ 1,880.65	
306	1506	\$ 644.00	82180242	\$ -	\$ 1,486.99	\$ 5.00	\$ 120.10	\$ 471.00	\$ -	\$ 8.31	\$ 2,091.40	
401	1067	\$ 457.00	82180246	\$ -	\$ 1,334.50	\$ 5.00	\$ 129.43	\$ 333.63	\$ -	\$ 5.89	\$ 1,808.45	
402	1300	\$ 557.00	82180256	\$ -	\$ 1,436.55	\$ 5.00	\$ 138.63	\$ 359.14	\$ -	\$ 6.20	\$ 1,945.52	Combined Units
404	494	\$ 211.00	82180252	\$ -	\$ 989.10	\$ 5.00	\$ 90.15	\$ 247.28	\$ -	\$ 4.27	\$ 1,335.80	
406	1147	\$ 491.00	82180248	\$ -	\$ 1,624.95	\$ 5.00	\$ 156.90	\$ 406.24	\$ -	\$ 7.01	\$ 2,200.10	
408	876	\$ 374.00	82180244	\$ -	\$ 1,460.10	\$ 5.00	\$ 136.18	\$ 365.03	\$ -	\$ 6.30	\$ 1,972.61	
	3817	\$ 1,633.00	Total					Combined Total			\$ 7,454.03	
409	551	\$ 235.00	82180260	\$ -	\$ 909.10	\$ 5.00	\$ 70.54	\$ 275.74	\$ -	\$ 4.87	\$ 1,265.25	
All Unit Total											\$ 24,345.96	

These numbers are from the Springfield Tax Collector Website and are presumed to be accurate, however they are not guaranteed by the Seller. The buyer should rely only on his/her own investigation.







C3 THIRD FLOOR PLAN
1/8" = 1'-0"

