

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE**

In re: NNN 400 CAPITOL CENTER, LLC

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Case No. 17-11250-JTD

Debtor(s)

**NOTICE OF TRUSTEE'S FINAL REPORT AND
APPLICATIONS FOR COMPENSATION
AND DEADLINE TO OBJECT (NFR)**

Pursuant to Fed. R. Bankr. P. 2002(a)(6) and 2002(f)(8), please take notice that Don A. Beskrone, trustee of the above styled estate, has filed a Final Report and the trustee and the trustee's professionals have filed final fee applications, which are summarized in the attached Summary of Trustee's Final Report and Applications for Compensation.

The complete Final Report and all applications for compensation are available for inspection at the Office of the Clerk, at the following address:

United States Bankruptcy Court
824 North Market St.
3rd Floor
Wilmington, DE 19801

Any person wishing to object to any fee application that has not already been approved or to the Final Report, must file a written objection within 21 days from the mailing of this notice, serve a copy of the objections upon the trustee, any party whose application is being challenged and the United States Trustee. A hearing on the fee applications and any objection to the Final Report will be held at 3:00 PM on 01/28/2025 in Courtroom No. 5, 5th Floor, United States Courthouse, 824 North Market St. , Wilmington, DE 19801. If no objections are filed, upon entry of an order on the fee applications, the trustee may pay dividends pursuant to FRBP 3009 without further order of the Court.

Date Mailed: 12/20/2024

By: /s/ Don A. Beskrone

Chapter 7 Trustee, Bar No.: 4380

Don A. Beskrone
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**UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE**

In re: NNN 400 CAPITOL CENTER, LLC

§ Case No. 17-11250-JTD

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Debtor(s)

**SUMMARY OF TRUSTEE'S FINAL REPORT
AND APPLICATIONS FOR COMPENSATION**

<i>The Final Report shows receipts of :</i>	\$ 10,369,253.82
<i>and approved disbursements of:</i>	\$ 9,633,273.65
<i>leaving a balance on hand of¹:</i>	\$ 735,980.17

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
SECURED LENDER	GREYSTONE SERVICING COMPANY LLC	2,106,000.00	2,106,000.00	2,106,000.00	0.00
1	Little Rock-400 West Capitol Owner, LLC	44,218,941.63	31,000,000.00	739,908.39	0.00

Total to be paid to secured creditors:	\$ 0.00
Remaining balance:	\$ 735,980.17

Applications for chapter 7 fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee, Fees - Don A. Beskrone	334,327.61	143,000.00	191,327.61
Attorney for Trustee Fees - ASHBY & GEDDES, P.A.	487,676.50	466,775.50	20,901.00
Attorney for Trustee, Expenses - ASHBY & GEDDES, P.A.	20,708.28	19,953.19	755.09
Fees, United States Trustee	19,500.00	19,500.00	0.00
Bond Payments - International Sureties, Ltd.	866.67	866.67	0.00

¹The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under 11 U.S.C. § 326(a) on account of the disbursement of the additional interest.

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Bond Payments - International Sureties, Ltd.	638.57	638.57	0.00
Bond Payments - International Sureties, Ltd.	585.71	585.71	0.00
Chapter 7 Operating Case Expenses - ALARMCO	127,614.85	127,614.85	0.00
Chapter 7 Operating Case Expenses - ARKANSAS ROOTER, INC.	915.00	915.00	0.00
Chapter 7 Operating Case Expenses - AT&T	22,855.16	22,855.16	0.00
Chapter 7 Operating Case Expenses - UTILITY BILLING SERVICES	88,234.30	88,234.30	0.00
Chapter 7 Operating Case Expenses - CHR-EYTON ELECTRIC INC.	167,096.19	167,096.19	0.00
Chapter 7 Operating Case Expenses - COLLIERS INTERNATIONAL	70,530.43	70,530.43	0.00
Chapter 7 Operating Case Expenses - COMCAST BUSINESS	1,193.43	1,193.43	0.00
Chapter 7 Operating Case Expenses - D & N CONTSTRUCTION	883,659.00	883,659.00	0.00
Chapter 7 Operating Case Expenses - ELLIOTT ELECTRIC SUPPLY	3,310.32	3,310.32	0.00
Chapter 7 Operating Case Expenses - ENTERGY ARKANSAS, LLC	1,031,859.88	1,031,859.88	0.00
Chapter 7 Operating Case Expenses - FLOORS FIRST BY HILL'S, INC.	35,880.71	35,880.71	0.00
Chapter 7 Operating Case Expenses - GARY HOUSTON ELECTRIC CO.	70,929.66	70,929.66	0.00
Chapter 7 Operating Case Expenses - HARRISON ENERGY PARTNERS	158,284.79	158,284.79	0.00
Chapter 7 Operating Case Expenses - HORTICARE LANDSCAPE MANAGEMENT CO.	6,624.00	6,624.00	0.00
Chapter 7 Operating Case Expenses - LAIDLAW, INC.	552,150.13	552,150.13	0.00
Chapter 7 Operating Case Expenses - LEAFSCAPE BOTANICAL DESIGN & CARE	8,754.75	8,754.75	0.00
Chapter 7 Operating Case Expenses - MIDDLETON HEAT & AIR	506,075.98	506,075.98	0.00
Chapter 7 Operating Case Expenses - POWERS OF ARKANSAS, INC.	13,045.47	13,045.47	0.00
Chapter 7 Operating Case Expenses - REFRIGERATION AND ELECTRIC SUPPLY CO.	7,433.57	7,433.57	0.00

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Chapter 7 Operating Case Expenses - RELIABLE FIRE PROTECTION	20,858.00	20,858.00	0.00
Chapter 7 Operating Case Expenses - GARDAWORLD SECURITY SERVICES	58,210.03	58,210.03	0.00
Chapter 7 Operating Case Expenses - ARKANSAS DEPT OF LABOR AND LICENSING	2,110.00	2,110.00	0.00
Chapter 7 Operating Case Expenses - CHEM-ACQUA	5,088.18	5,088.18	0.00
Chapter 7 Operating Case Expenses - CINTAS	4,139.92	4,139.92	0.00
Chapter 7 Operating Case Expenses - DYCUS FLOORING LLC	10,305.50	10,305.50	0.00
Chapter 7 Operating Case Expenses - JOHNSON CONTROLS FIRE PROTECTION LP	19,523.73	19,523.73	0.00
Chapter 7 Operating Case Expenses - LITTLE ROCK REGIONAL CHAMBER	700.00	700.00	0.00
Chapter 7 Operating Case Expenses - AMERICAN LEAK DETECTION, INC.	1,000.00	1,000.00	0.00
Chapter 7 Operating Case Expenses - NEWMARK MOSES TUCKER PARTNERS	0.00	0.00	0.00
Chapter 7 Operating Case Expenses - OTIS ELEVATOR COMPANY	202,237.30	202,237.30	0.00
Chapter 7 Operating Case Expenses - TERMINIX COMMERCIAL	5,016.13	5,016.13	0.00
Chapter 7 Operating Case Expenses - MOSES TUCKER	211,980.18	211,980.18	0.00
Chapter 7 Operating Case Expenses - A-C SPECIALITIES, INC.	577.50	577.50	0.00
Chapter 7 Operating Case Expenses - PERKS KEY & LOCK	1,817.80	1,817.80	0.00
Chapter 7 Operating Case Expenses - ARKANSAS PRO WASH, INC. DBA PRO WASH, INC.	4,526.40	4,526.40	0.00
Chapter 7 Operating Case Expenses - ADVANCED ELECTRICAL SUPPLY	5,043.57	5,043.57	0.00
Chapter 7 Operating Case Expenses - ALLEGRA PRINT & IMAGING OF LITTLE ROCK	2,201.28	2,201.28	0.00
Chapter 7 Operating Case Expenses - ALLIED UNIVERSAL	207,938.12	207,938.12	0.00
Chapter 7 Operating Case Expenses - CITY OF LITTLE ROCK	1,600.00	1,600.00	0.00
Chapter 7 Operating Case Expenses - COLLIERS ARKANSAS INC FBO BCBS	1,572.00	1,572.00	0.00

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Chapter 7 Operating Case Expenses - FLUID SOLUTIONS INCORPORATED	277.95	277.95	0.00
Chapter 7 Operating Case Expenses - MEADORS ADAMS & LEE, INC.	207,804.00	207,804.00	0.00
Chapter 7 Operating Case Expenses - NABCO SERVICE COMPANY	762.64	762.64	0.00
Chapter 7 Operating Case Expenses - WHOLESALE ELECTRIC SUPPLY	1,129.70	1,129.70	0.00
Chapter 7 Operating Case Expenses - FRIDAY, ELDREDGE & CLARK LLP	246.40	246.40	0.00
Chapter 7 Operating Case Expenses - FLAKE & KELLEY COMMERCIAL	728.61	728.61	0.00
Chapter 7 Operating Case Expenses - CLIFFORD POWER	1,298.74	1,298.74	0.00
Chapter 7 Operating Case Expenses - COMFORT SYSTEMS USA (ARKANSAS), INC.	9,019.61	9,019.61	0.00
Chapter 7 Operating Case Expenses - CROMWELL ARCHITECTS ENGINEERS, INC.	6,575.00	6,575.00	0.00
Chapter 7 Operating Case Expenses - REPUBLIC SERVICES INC.	23,511.92	23,511.92	0.00
Chapter 7 Operating Case Expenses - RP POWER	0.00	0.00	0.00
Chapter 7 Operating Case Expenses - SOUTHEAST IMAGING, A DIVISION OF AMERICAN MEDICAL IMAGING, LLC	2,087.65	2,087.65	0.00
Chapter 7 Operating Case Expenses - CORPORATION SERVICE COMPANY	24,339.00	24,339.00	0.00
Chapter 7 Operating Case Expenses - CB RICHARD ELLIS	41,126.29	41,126.29	0.00
Chapter 7 Operating Case Expenses - CHEMSEARCH	725.41	725.41	0.00
Chapter 7 Operating Case Expenses - COMMERCIAL REAL ESTATE COUNCIL OF METRO LITTLE ROCK	500.00	500.00	0.00
Chapter 7 Operating Case Expenses - CARDINAL HEALTH	30,735.00	30,735.00	0.00
Chapter 7 Operating Case Expenses - MID-TOWN MECHANICAL SERVICES	12,626.16	12,626.16	0.00
Chapter 7 Operating Case Expenses - INTERACTIVE TOUCH SCREEN SOLUTIONS, INC.	3,280.00	3,280.00	0.00
Chapter 7 Operating Case Expenses - WESTERN SPECIALTY CONTRACTORS	29,991.00	29,991.00	0.00

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Chapter 7 Operating Case Expenses - COMMUNICATION GROUP	1,500.00	1,500.00	0.00
Chapter 7 Operating Case Expenses - MIRACLE WINDOW & EXTERIOR CLEANING	14,824.00	14,824.00	0.00
Chapter 7 Operating Case Expenses - THE CREEK FIRM	229,951.07	229,951.07	0.00
Chapter 7 Operating Case Expenses - SNYDER ENVIRONMENTAL	4,018.00	4,018.00	0.00
Chapter 7 Operating Case Expenses - MANSFIELD CONSTRUCTION	9,075.00	9,075.00	0.00
Chapter 7 Operating Case Expenses - ARKANSAS DEPT OF LABOR AND LICENCING - BOILER INSPECTION DIVISION	78.00	78.00	0.00
Chapter 7 Operating Case Expenses - LITTLE ROCK WATER RECLAMATION AUTHORITY	135.00	135.00	0.00
Chapter 7 Operating Case Expenses - AFFORDABLE ROOTER SERVICE	475.00	475.00	0.00
Chapter 7 Operating Case Expenses - ADT COMMERCIAL	543.77	543.77	0.00
Chapter 7 Operating Case Expenses - BINSWANGER GLASS #056	557.04	557.04	0.00
Chapter 7 Operating Case Expenses - SURETY PLACEMENT SERVICES, LLC DBA THE SURETY PLACE	7,225.00	7,225.00	0.00
Chapter 7 Operating Case Expenses - JONES GLASS, INC.	4,378.02	4,378.02	0.00
Chapter 7 Operating Case Expenses - ELEVATOR SAFETY INSPECTION SERVICES, INC.	2,850.00	2,850.00	0.00
Chapter 7 Operating Case Expenses - MUNSON, ROWLETT, MOORE & BOONE, P.A.	14,929.88	14,929.88	0.00
Chapter 7 Operating Case Expenses - SAFEHAVEN SECURITY GROUP, LLC	57,243.30	57,243.30	0.00
Chapter 7 Operating Case Expenses - CUSHMAN & WAKEFIELD/SAGE PARTNERS	22,233.12	22,233.12	0.00
Chapter 7 Operating Case Expenses - THE OLSCHANSKY GROUP, LLC	2,051.45	2,051.45	0.00
Chapter 7 Operating Case Expenses - COLOR ME BAD, LLC	1,970.00	1,970.00	0.00
Chapter 7 Operating Case Expenses - CAP OFFICE OUTFITTERS, LLC	1,180.00	1,180.00	0.00
Chapter 7 Operating Case Expenses - OLIVER-COOK MILLWORK, LLC	3,250.00	3,250.00	0.00
Chapter 7 Operating Case Expenses - Wolfe Drywall LLC	0.00	0.00	0.00

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Other State or Local Taxes (post-petition) - Delaware Secretary of State	19,200.00	19,200.00	0.00
Other State or Local Taxes (post-petition) - Arkansas Secretary of State	9,600.00	9,600.00	0.00
Other State or Local Taxes (post-petition) - PULASKI COUNTY TREASURER	429,756.00	429,756.00	0.00
Attorney for Trustee Fees (Other Firm) - GILL RAGON OWEN, P.A.	44,332.00	44,332.00	0.00
Attorney for Trustee Expenses (Other Firm) - GILL RAGON OWEN, P.A.	736.07	736.07	0.00
Accountant for Trustee Fees (Other Firm) - BEDERSON LLP	210,396.50	196,935.50	13,461.00
Accountant for Trustee Expenses (Other Firm) - BEDERSON LLP	2,176.64	2,157.23	19.41

Total to be paid for chapter 7 administrative expenses: \$ 226,464.11
Remaining balance: \$ 509,516.06

Applications for prior chapter fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Attorney for D-I-P Fees (Chapter 11) - Whiteford, Taylor & Preston, LLP	1,073,309.50	0.00	130,030.84
Attorney for D-I-P Fees (Chapter 11) - Cozen O'Connor	2,766,265.69	0.00	335,131.52
Attorney for D-I-P Expenses (Chapter 11) - Whiteford, Taylor & Preston, LLP	48,300.47	0.00	5,851.57
Attorney for D-I-P Expenses (Chapter 11) - COZEN O'CONNOR	99,250.92	0.00	12,024.19
Other Prior Chapter Administrative Expenses - Force Ten Partners, LLC	49,857.00	0.00	6,040.15
Other Prior Chapter Administrative Expenses - George Smith Partners	168,699.00	0.00	20,437.79

Total to be paid for prior chapter administrative expenses: \$ 509,516.06
Remaining balance: \$ 0.00

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$0.00 must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				

Total to be paid for priority claims: \$ 0.00
 Remaining balance: \$ 0.00

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$0.00 have been allowed and will be paid pro rata only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be 0.0 percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				

Total to be paid for timely general unsecured claims: \$ 0.00
 Remaining balance: \$ 0.00

Tardily filed claims of general (unsecured) creditors totaling \$0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be 0.0 percent, plus interest (if applicable).

Tardily filed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				

Total to be paid for tardily filed general unsecured claims: \$ 0.00
 Remaining balance: \$ 0.00

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be 0.0 percent, plus interest (if applicable).

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				

Total to be paid for subordinated claims:	\$	0.00
Remaining balance:	\$	0.00

Prepared By: /s/ Don A. Beskrone
 Chapter 7 Trustee, Bar No.: 4380

Don A. Beskrone
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STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.