

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF PENNSYLVANIA

Case number (if known) Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name Tandem Real Estate Holdings LLC

2. All other names debtor used in the last 8 years Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 81-2304403

4. Debtor's address Principal place of business Mailing address, if different from principal place of business 3553 West Chester Pike STE 311 Newtown Square, PA 19073 Chester County Location of principal assets, if different from principal place of business 500-516 Avenue of the States and 554-556 Edgmont Avenue Chester, PA 19013

5. Debtor's website (URL)

6. Type of debtor Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) Partnership (excluding LLP) Other. Specify:

Debtor Tandem Real Estate Holdings LLC Case number (if known) \_\_\_\_\_  
 Name

**7. Describe debtor's business**

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

Check one:

- Chapter 7
- Chapter 9
- Chapter 11. Check **all** that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- No.
- Yes.

If more than 2 cases, attach a separate list.

District	<u>Eastern District of Pennsylvania</u>	When	<u>1/19/23</u>	Case number	<u>23-10176</u>
District	_____	When	_____	Case number	_____

Debtor **Tandem Real Estate Holdings LLC** Case number (if known) \_\_\_\_\_  
Name

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?  No  Yes.

List all cases. If more than 1, attach a separate list

Debtor \_\_\_\_\_ Relationship \_\_\_\_\_  
 District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

11. Why is the case filed in this district? *Check all that apply:*  
 Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.  
 A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?  No  Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** *(Check all that apply.)*  
 It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
 What is the hazard? \_\_\_\_\_  
 It needs to be physically secured or protected from the weather.  
 It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).  
 Other \_\_\_\_\_

**Where is the property?** \_\_\_\_\_  
 Number, Street, City, State & ZIP Code

**Is the property insured?**  
 No  
 Yes. Insurance agency \_\_\_\_\_  
 Contact name \_\_\_\_\_  
 Phone \_\_\_\_\_

**Statistical and administrative information**

13. Debtor's estimation of available funds. *Check one:*  
 Funds will be available for distribution to unsecured creditors.  
 After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors  1-49  50-99  100-199  200-999  1,000-5,000  5001-10,000  10,001-25,000  25,001-50,000  50,001-100,000  More than 100,000

15. Estimated Assets  \$0 - \$50,000  \$50,001 - \$100,000  \$100,001 - \$500,000  \$500,001 - \$1 million  \$1,000,001 - \$10 million  \$10,000,001 - \$50 million  \$50,000,001 - \$100 million  \$100,000,001 - \$500 million  \$500,000,001 - \$1 billion  \$1,000,000,001 - \$10 billion  \$10,000,000,001 - \$50 billion  More than \$50 billion

16. Estimated liabilities  \$0 - \$50,000  \$1,000,001 - \$10 million  \$500,000,001 - \$1 billion

Debtor **Tandem Real Estate Holdings LLC** Case number (if known) \_\_\_\_\_

Name

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> \$50,001 - \$100,000    | <input type="checkbox"/> \$10,000,001 - \$50 million   | <input type="checkbox"/> \$1,000,000,001 - \$10 billion  |
| <input type="checkbox"/> \$100,001 - \$500,000   | <input type="checkbox"/> \$50,000,001 - \$100 million  | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion          |
-

Debtor **Tandem Real Estate Holdings LLC** Case number (if known) \_\_\_\_\_  
Name

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature of authorized representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.  
I have been authorized to file this petition on behalf of the debtor.  
I have examined the information in this petition and have a reasonable belief that the information is true and correct.  
I declare under penalty of perjury that the foregoing is true and correct.  
Executed on **February 16, 2023**  
MM / DD / YYYY

**X /s/ Ra-Tah Johnson**  
Signature of authorized representative of debtor  
Title **Sole member of manager**

**Ra-Tah Johnson**  
Printed name

**18. Signature of attorney**

**X /s/ Nicholas M. Engel**  
Signature of attorney for debtor

Date **February 16, 2023**  
MM / DD / YYYY

**Nicholas M. Engel 323094**  
Printed name

**Smith Kane Holman, LLC**  
Firm name

**112 Moores Road  
Suite 300  
Malvern, PA 19355**  
Number, Street, City, State & ZIP Code

Contact phone **610-407-7215** Email address **nengel@skhlaw.com**

**323094 PA**  
Bar number and State

**Fill in this information to identify the case:**

Debtor name Tandem Real Estate Holdings LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF PENNSYLVANIA

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- Amended Schedule \_\_\_\_\_
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 16, 2023

X /s/ Ra-Tah Johnson

Signature of individual signing on behalf of debtor

Ra-Tah Johnson

Printed name

Sole member of manager

Position or relationship to debtor

**Fill in this information to identify the case:**

Debtor name Tandem Real Estate Holdings LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF PENNSYLVANIA

Case number (if known): \_\_\_\_\_

Check if this is an amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
American Wood Design, Inc. 201 Fulton Street Chester, PA 19013		Contractor services				\$6,000.00
Cedar Ridge Group, LLC 420 West Deere Point Road West Chester, PA 19382		Business loan				\$280,000.00
Chester Water Authority 415 Welsh Street Chester, PA 19013		Water service				\$9,342.70
City of Chester City Hall 1 Fourth Street Chester, PA 19013		Real estate taxes				\$17,117.99
City of Chester City Hall 1 Fourth Street Chester, PA 19013		Real estate taxes				\$12,813.50
David Elliot 3553 West Chester Pike Newtown Square, PA 19073		Various amounts loaned to company				\$150,000.00
Delaware County Regional Water Quality C 100 East Fifth Street Chester, PA 19013		Sewer services				\$5,478.07
Delaware County Tax Claim Bureau 201 W Front St Media, PA 19063		Real estate taxes				\$3,244.59

Debtor **Tandem Real Estate Holdings LLC**  
Name \_\_\_\_\_

Case number (if known) \_\_\_\_\_

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Evolve Build 2140 N Hancock St Philadelphia, PA 19122		Contractor services				\$50,000.00
FJS Capital Management, Inc. c/o Kaplan, Schaer, Toddy, P.C. One Commerce Square 2005 Market Street, 16th Floor Philadelphia, PA 19103		Judgment entered; CCP Phila, case no. 210300468				\$29,296.88
GL Hookah Lounge 6123 Carpenter Street Philadelphia, PA 19143		Funds paid for uncompleted commercial unit fit-out				\$103,000.00
Global Security Systems Inc. P.O. Box 173 Lima, PA 19037		Security services				\$2,732.00
J&K Trash Removal 2325 W 2nd Street Chester, PA 19013		Trash services				\$2,600.35
Keybank National Association P.O. Box 89446 Cleveland, OH 44101		Corporate credit card				\$7,783.45
Obermayer Rebmann Maxwell & Hippel LLP Centre Square West 1500 Market Street Suite 3400 Philadelphia, PA 19102		Legal services				\$40,701.34
PECO PO Box 37629 Philadelphia, PA 19101		Electric service				\$4,415.60
Ra-Tah Johnson 3553 West Chester Pike Newtown Square, PA 19073		Various amounts loaned to company				\$150,000.00
Regus 18 Campus Blvd Ste 100 Newtown Square, PA 19073		Unpaid rent for coworking space				\$6,347.86



Debtor **Tandem Real Estate Holdings LLC**  
Name \_\_\_\_\_

Case number (if known) \_\_\_\_\_

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
<b>Roe Fabricators Inc. 201 Clayton St Chester, PA 19013</b>		<b>Contractor services</b>				<b>\$2,775.00</b>
<b>Stormwater Authority of the City of Ches 31 E. 5th Street Chester, PA 19013</b>		<b>Stormwater services</b>				<b>\$4,410.38</b>

**Fill in this information to identify the case:**

Debtor name Tandem Real Estate Holdings LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF PENNSYLVANIA

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206Sum  
Summary of Assets and Liabilities for Non-Individuals**

12/15

**Part 1: Summary of Assets**

**1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

<b>1a. Real property:</b>	
Copy line 88 from <i>Schedule A/B</i> .....	\$ <u>4,706,780.00</u>
<b>1b. Total personal property:</b>	
Copy line 91A from <i>Schedule A/B</i> .....	\$ <u>68,750.69</u>
<b>1c. Total of all property:</b>	
Copy line 92 from <i>Schedule A/B</i> .....	\$ <u>4,775,530.69</u>

**Part 2: Summary of Liabilities**

<b>2. Schedule D: Creditors Who Have Claims Secured by Property</b> (Official Form 206D)	
Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i> .....	\$ <u>3,002,108.77</u>
<b>3. Schedule E/F: Creditors Who Have Unsecured Claims</b> (Official Form 206E/F)	
<b>3a. Total claim amounts of priority unsecured claims:</b>	
Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i> .....	\$ <u>33,176.08</u>
<b>3b. Total amount of claims of nonpriority amount of unsecured claims:</b>	
Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i> .....	+ \$ <u>861,657.34</u>
<b>4. Total liabilities</b> .....	
Lines 2 + 3a + 3b	\$ <u>3,896,942.19</u>

**Fill in this information to identify the case:**

Debtor name Tandem Real Estate Holdings LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF PENNSYLVANIA

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

## Official Form 206A/B Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents**

1. Does the debtor have any cash or cash equivalents?

- No. Go to Part 2.  
 Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. Cash on hand

\$0.00

3. Checking, savings, money market, or financial brokerage accounts (Identify all)  
 Name of institution (bank or brokerage firm) Type of account Last 4 digits of account number

3.1. TD Bank	DIP Chapter 11 Checking	2261	\$1,750.69
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4. Other cash equivalents (Identify all)

5. Total of Part 1.

\$1,750.69

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

**Part 2: Deposits and Prepayments**

6. Does the debtor have any deposits or prepayments?

- No. Go to Part 3.  
 Yes Fill in the information below.

**Part 3: Accounts receivable**

10. Does the debtor have any accounts receivable?

- No. Go to Part 4.  
 Yes Fill in the information below.

11. Accounts receivable

Debtor Tandem Real Estate Holdings LLC Case number (if known) \_\_\_\_\_  
 Name

11b. Over 90 days old: 60,000.00 - 30,000.00 =... \$30,000.00  
 face amount doubtful or uncollectible accounts

12. **Total of Part 3.** \$30,000.00  
 Current value on lines 11a + 11b = line 12. Copy the total to line 82.

**Part 4: Investments**

13. Does the debtor own any investments?

- No. Go to Part 5.
- Yes Fill in the information below.

	Valuation method used for current value	Current value of debtor's interest
14. <b>Mutual funds or publicly traded stocks not included in Part 1</b> Name of fund or stock:		
15. <b>Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture</b> Name of entity: % of ownership		
Tandem Property Development LLC 500 Avenue Of The States Chester, PA 19013		
15.1. <u>EIN # 82-3057138</u> <u>49%</u> %		<u>Unknown</u>

16. **Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1**  
Describe:

17. **Total of Part 4.** \$0.00  
Add lines 14 through 16. Copy the total to line 83.

**Part 5: Inventory, excluding agriculture assets**

18. Does the debtor own any inventory (excluding agriculture assets)?

- No. Go to Part 6.
- Yes Fill in the information below.

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- No. Go to Part 7.
- Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- No. Go to Part 8.
- Yes Fill in the information below.

	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39. <b>Office furniture</b>			
40. <b>Office fixtures</b>			

Debtor Tandem Real Estate Holdings LLC Case number (if known) \_\_\_\_\_  
 Name

41. **Office equipment, including all computer equipment and communication systems equipment and software**  
**Commerical Photocopier** Unknown Liquidation \$2,000.00

42. **Collectibles** *Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles*

43. **Total of Part 7.** Add lines 39 through 42. Copy the total to line 86. **\$2,000.00**

44. **Is a depreciation schedule available for any of the property listed in Part 7?**

- No
- Yes

45. **Has any of the property listed in Part 7 been appraised by a professional within the last year?**

- No
- Yes

**Part 8: Machinery, equipment, and vehicles**

46. **Does the debtor own or lease any machinery, equipment, or vehicles?**

- No. Go to Part 9.
- Yes Fill in the information below.

General description <small>Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)</small>	Net book value of debtor's interest <small>(Where available)</small>	Valuation method used for current value	Current value of debtor's interest
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47. **Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles**

48. **Watercraft, trailers, motors, and related accessories** *Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels*

49. **Aircraft and accessories**

50. **Other machinery, fixtures, and equipment (excluding farm machinery and equipment)**

<b>Commercial kitchen equipment, installed at 505 Avenue of the States, Chester, PA</b>	<b>\$0.00</b>	<b>Liquidation</b>	<b>\$35,000.00</b>
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51. **Total of Part 8.** Add lines 47 through 50. Copy the total to line 87. **\$35,000.00**

52. **Is a depreciation schedule available for any of the property listed in Part 8?**

- No
- Yes

53. **Has any of the property listed in Part 8 been appraised by a professional within the last year?**

- No
- Yes

**Part 9: Real property**

54. **Does the debtor own or lease any real property?**

- No. Go to Part 10.

Debtor Tandem Real Estate Holdings LLC Case number (if known) \_\_\_\_\_  
 Name

■ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. <b>500-502 Avenue of the States, Chester, PA 19103</b> <b>Commercial units (value derived from desktop appraisal in connection with conditional loan quote)</b>	Fee simple	Unknown	N/A	\$2,250,000.00
55.2. <b>504 Avenue of the States, Chester, PA 19103</b> <b>Commercial and residential units (value derived from desktop appraisal in connection with conditional loan quote)</b>	Fee simple	Unknown	N/A	\$400,000.00
55.3. <b>506 Avenue of the States, Chester, PA 19103</b> <b>Commercial and residential units (value derived from desktop appraisal in connection with conditional loan quote)</b>	Fee simple	Unknown	N/A	\$400,000.00
55.4. <b>508-510 Avenue of the States, Chester, PA 19103</b> <b>Commercial units (value derived from desktop appraisal in connection with conditional loan quote)</b>	Fee simple	Unknown	N/A	\$500,000.00

Debtor Tandem Real Estate Holdings LLC Case number (if known) \_\_\_\_\_  
 Name

55.5.	<b>512 Ave of the States, Chester, PA 19103 Commercial units (value derived from desktop appraisal in connection with conditional loan quote)</b>	<b>Fee simple</b>	<b>Unknown</b>	<b>N/A</b>	<b>\$600,000.00</b>
55.6.	<b>514-516 Avenue of the States, Chester, PA 19103 Parking Lot (connected to 517-519 Edgmont Avenue) (value derived from desktop appraisal in connection with conditional loan quote)</b>	<b>Fee simple</b>	<b>Unknown</b>	<b>N/A</b>	<b>\$300,000.00</b>
55.7.	<b>517-519 Edgmont Avenue, Chester, PA 19103 Parking Lot (connected to 514-516 Avenue of the States)</b>	<b>Fee simple</b>	<b>Unknown</b>	<b>N/A</b>	<b>\$0.00</b>
55.8.	<b>505-507 Avenue of the States, Chester, PA 19103 Commercial and residential units (value derived from tax assessment)</b>	<b>Fee simple</b>	<b>Unknown</b>	<b>N/A</b>	<b>\$189,320.00</b>
55.9.	<b>554-556 Edgmont Avenue, Chester, PA 19103 Commercial units (value derived from tax assessment)</b>	<b>Fee simple</b>	<b>Unknown</b>	<b>N/A</b>	<b>\$25,520.00</b>
55.10	<b>550 Edgmont Avenue, Chester, PA 19103 Commercial units (value derived from tax assessment)</b>	<b>Fee simple</b>	<b>Unknown</b>	<b>N/A</b>	<b>\$23,560.00</b>

Debtor Tandem Real Estate Holdings LLC Case number (if known) \_\_\_\_\_  
 Name

55.11 **0 Edgmont Avenue,  
 Chester, PA 19103  
 Commercial units  
 (value derived from  
 tax assessment)** Fee simple Unknown N/A \$18,380.00

56. **Total of Part 9.** **\$4,706,780.00**  
 Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.  
 Copy the total to line 88.

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

- No
- Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

- No
- Yes

**Part 10: Intangibles and intellectual property**

59. **Does the debtor have any interests in intangibles or intellectual property?**

- No. Go to Part 11.
- Yes Fill in the information below.

**Part 11: All other assets**

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- No. Go to Part 12.
- Yes Fill in the information below.

**Current value of  
debtor's interest**

71. **Notes receivable**  
 Description (include name of obligor)

72. **Tax refunds and unused net operating losses (NOLs)**  
 Description (for example, federal, state, local)

73. **Interests in insurance policies or annuities**

74. **Causes of action against third parties (whether or not a lawsuit  
 has been filed)  
 Debtor is investigating possible lender liability and  
 related causes of action against Bluebird Lending  
 entities.**

Unknown

**Nature of claim** \_\_\_\_\_  
**Amount requested** \$0.00

75. **Other contingent and unliquidated claims or causes of action of  
 every nature, including counterclaims of the debtor and rights to  
 set off claims**

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** *Examples: Season tickets,  
 country club membership*



Debtor Tandem Real Estate Holdings LLC  
Name

Case number (if known) \_\_\_\_\_

78. **Total of Part 11.**  
Add lines 71 through 77. Copy the total to line 90.

<u>\$0.00</u>
---------------

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**  
 No  
 Yes

Debtor Tandem Real Estate Holdings LLC  
Name

Case number (if known) \_\_\_\_\_

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1</i>	<u>\$1,750.69</u>	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	<u>\$0.00</u>	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	<u>\$30,000.00</u>	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	<u>\$2,000.00</u>	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	<u>\$35,000.00</u>	
88. <b>Real property.</b> <i>Copy line 56, Part 9.....&gt;</i>		<u>\$4,706,780.00</u>
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	+ <u>\$0.00</u>	
91. <b>Total.</b> Add lines 80 through 90 for each column	<u>\$68,750.69</u>	+ 91b. <u>\$4,706,780.00</u>
92. <b>Total of all property on Schedule A/B.</b> Add lines 91a+91b=92		<u>\$4,775,530.69</u>

**Fill in this information to identify the case:**

Debtor name Tandem Real Estate Holdings LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF PENNSYLVANIA

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

Official Form 206D

**Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

**1. Do any creditors have claims secured by debtor's property?**

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim <small>Do not deduct the value of collateral.</small>	Column B Value of collateral that supports this claim
<p><b>2.1 Bluebird Lending II, LLC</b> Creditor's Name</p> <p><b>1845 Walnut Street Suite 910 Philadelphia, PA 19103</b> Creditor's mailing address</p> <p>Creditor's email address, if known _____</p> <p><b>Date debt was incurred September 2021</b> Last 4 digits of account number _____</p> <p><b>Do multiple creditors have an interest in the same property?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p>	<p>Describe debtor's property that is subject to a lien <b>First Mortgages: 504 Avenue of the States, Chester, PA 19103 506 Avenue of the States 508-510 Avenue of the States 512 Avenue of the States 514-516 Avenue of the States 517-519 Edgmong Avenue</b></p> <p>Describe the lien <b>First Mortgages &amp; Judgment Lien</b></p> <p>Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed</p>	<p><b>\$1,009,111.06</b></p>	<p><b>\$4,778,110.19</b></p>

<p><b>2.2 Bluebird Lending II, LLC</b> Creditor's Name</p> <p><b>1845 Walnut Street Suite 910 Philadelphia, PA 19103</b> Creditor's mailing address</p> <p>Creditor's email address, if known _____</p> <p><b>Date debt was incurred February 2021</b></p>	<p>Describe debtor's property that is subject to a lien <b>First Mortgage: 500-502 Avenue of the States, Chester, PA 19103</b></p> <p>Describe the lien <b>First Mortgage &amp; Judgment Lien</b></p> <p>Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p>	<p><b>\$966,735.00</b></p>	<p><b>\$4,778,110.19</b></p>
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Debtor **Tandem Real Estate Holdings LLC** Case number (if known) \_\_\_\_\_  
Name

Last 4 digits of account number \_\_\_\_\_

Do multiple creditors have an interest in the same property?

- No  
 Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

- Check all that apply  
 Contingent  
 Unliquidated  
 Disputed

**2.3 Chester Economic Development Authority**

Creditor's Name  
**One 4th Street  
 City Hall  
 P.O Box 407  
 Chester, PA 19016**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

**August 2020**

Last 4 digits of account number \_\_\_\_\_

Do multiple creditors have an interest in the same property?

- No  
 Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

**500-502 Avenue of the States, Chester, PA 19103**

**\$426,262.71**

**\$2,250,000.00**

Describe the lien

**Mortgage**

Is the creditor an insider or related party?

- No  
 Yes

Is anyone else liable on this claim?

- No  
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

- Check all that apply  
 Contingent  
 Unliquidated  
 Disputed

**2.4 Phoenixville Federal Bank & Trust**

Creditor's Name  
**564 Nutt Road  
 Phoenixville, PA 19460**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

**October 2021**

Last 4 digits of account number \_\_\_\_\_

Do multiple creditors have an interest in the same property?

- No  
 Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

**500-502 Avenue of the States, Chester, PA 19103**

**\$600,000.00**

**\$2,575,000.00**

**505-507 Avenue of the States, Chester, PA 19103**

Describe the lien

**Accommodation Mortgage**

Is the creditor an insider or related party?

- No  
 Yes

Is anyone else liable on this claim?

- No  
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

- Check all that apply  
 Contingent  
 Unliquidated  
 Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any. **\$3,002,108.7**

Debtor **Tandem Real Estate Holdings LLC** Case number (if known) \_\_\_\_\_  
Name

7

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

**Bluebird Lending I, LLC**  
44 Fairview Road  
Penn Valley, PA 19072

Line 2.1

**Bluebird Lending, LLC**  
44 Fairview Road  
Penn Valley, PA 19072

Line 2.2

**Fill in this information to identify the case:**

Debtor name Tandem Real Estate Holdings LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF PENNSYLVANIA

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206E/F**

**Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

No. Go to Part 2.

Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

		Total claim	Priority amount	
2.1	Priority creditor's name and mailing address <b>City of Chester</b> <b>City Hall</b> <b>1 Fourth Street</b> <b>Chester, PA 19013</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$17,117.99	\$17,117.99
	Date or dates debt was incurred <b>2021</b>	Basis for the claim: <b>Real estate taxes</b>		
	Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
2.2	Priority creditor's name and mailing address <b>City of Chester</b> <b>City Hall</b> <b>1 Fourth Street</b> <b>Chester, PA 19013</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$12,813.50	\$12,813.50
	Date or dates debt was incurred <b>2022</b>	Basis for the claim: <b>Real estate taxes</b>		
	Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

Debtor **Tandem Real Estate Holdings LLC** Case number (if known) \_\_\_\_\_  
 Name \_\_\_\_\_

2.3	Priority creditor's name and mailing address <b>Delaware County Tax Claim Bureau</b> <b>201 W Front St</b> <b>Media, PA 19063</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$3,244.59</b>	<b>\$0.00</b>
Date or dates debt was incurred _____		Basis for the claim: <b>Real estate taxes</b>		
Last 4 digits of account number _____		Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)				

2.4	Priority creditor's name and mailing address <b>Internal Revenue Service</b> <b>600 Arch Street</b> <b>Philadelphia, PA 19106-1611</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$0.00</b>	<b>\$0.00</b>
Date or dates debt was incurred _____		Basis for the claim: <b>notice purposes only</b>		
Last 4 digits of account number _____		Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)				

2.5	Priority creditor's name and mailing address <b>Pennsylvania Dept. of Revenue</b> <b>Bankruptcy Division</b> <b>Dept. 280946</b> <b>Harrisburg, PA 17128</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$0.00</b>	<b>\$0.00</b>
Date or dates debt was incurred _____		Basis for the claim: <b>notice purposes only</b>		
Last 4 digits of account number _____		Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)				

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

3.1	Nonpriority creditor's name and mailing address <b>Aerial Signs and Awnings</b> <b>2333 Concord Rd</b> <b>Chester, PA 19013</b> Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <b>Contractor services</b> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<table border="1" style="width:100%; background-color: #f2f2f2;"> <tr> <th style="text-align: center;">Amount of claim</th> </tr> <tr> <td style="text-align: right; font-weight: bold;">\$1,033.50</td> </tr> </table>	Amount of claim	\$1,033.50
Amount of claim					
\$1,033.50					

3.2	Nonpriority creditor's name and mailing address <b>American Wood Design, Inc.</b> <b>201 Fulton Street</b> <b>Chester, PA 19013</b> Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <b>Contractor services</b> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$6,000.00</b>
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Debtor Tandem Real Estate Holdings LLC Case number (if known) \_\_\_\_\_  
Name

3.3 Nonpriority creditor's name and mailing address **Cedar Ridge Group, LLC**  
**420 West Deere Point Road**  
**West Chester, PA 19382**  
 Date(s) debt was incurred October 2021  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$280,000.00**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: Business loan  
 Is the claim subject to offset?  No  Yes

3.4 Nonpriority creditor's name and mailing address **Chester Water Authority**  
**415 Welsh Street**  
**Chester, PA 19013**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$9,342.70**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: Water service  
 Is the claim subject to offset?  No  Yes

3.5 Nonpriority creditor's name and mailing address **Corey Stanley**  
**118 WASHINGTON AVENUE**  
**Aston, PA 19014**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **Unknown**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: P/I suit; CCP Phila, case no. 221000271  
 Is the claim subject to offset?  No  Yes

3.6 Nonpriority creditor's name and mailing address **Darlene Atta**  
**3514 W. 4TH STREET**  
**Marcus Hook, PA 19061**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **Unknown**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: P/I suit; CCP Phila, case no. 211100573  
 Is the claim subject to offset?  No  Yes

3.7 Nonpriority creditor's name and mailing address **David Elliot**  
**3553 West Chester Pike**  
**Newtown Square, PA 19073**  
 Date(s) debt was incurred 2016 to 2023  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$150,000.00**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: Various amounts loaned to company  
 Is the claim subject to offset?  No  Yes

3.8 Nonpriority creditor's name and mailing address **Delaware County Regional Water Quality C**  
**100 East Fifth Street**  
**Chester, PA 19013**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$5,478.07**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: Sewer services  
 Is the claim subject to offset?  No  Yes

3.9 Nonpriority creditor's name and mailing address **Evolve Build**  
**2140 N Hancock St**  
**Philadelphia, PA 19122**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$50,000.00**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: Contractor services  
 Is the claim subject to offset?  No  Yes



Debtor Tandem Real Estate Holdings LLC Case number (if known) \_\_\_\_\_  
Name

3.10 Nonpriority creditor's name and mailing address **Federal Rent-a-Fence**  
**127 Haddon Ave**  
**West Berlin, NJ 08091**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$623.28**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: **Contractor services**  
 Is the claim subject to offset?  No  Yes

3.11 Nonpriority creditor's name and mailing address **FJS Capital Management, Inc.**  
**c/o Kaplan, Schaer, Toddy, P.C.**  
**One Commerce Square**  
**2005 Market Street, 16th Floor**  
**Philadelphia, PA 19103**  
 Date(s) debt was incurred **May 27, 2021**  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$29,296.88**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: **Judgment entered; CCP Phila, case no. 210300468**  
 Is the claim subject to offset?  No  Yes

3.12 Nonpriority creditor's name and mailing address **GL Hookah Lounge**  
**6123 Carpenter Street**  
**Philadelphia, PA 19143**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$103,000.00**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: **Funds paid for uncompleted commercial unit fit-out**  
 Is the claim subject to offset?  No  Yes

3.13 Nonpriority creditor's name and mailing address **Global Security Systems Inc.**  
**P.O. Box 173**  
**Lima, PA 19037**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$2,732.00**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: **Security services**  
 Is the claim subject to offset?  No  Yes

3.14 Nonpriority creditor's name and mailing address **IPFS Corporation**  
**301 W. 11th St**  
**4th Floor**  
**Kansas City, MO 64141**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$1,422.56**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: **Insurance premium financing**  
 Is the claim subject to offset?  No  Yes

3.15 Nonpriority creditor's name and mailing address **J&K Trash Removal**  
**2325 W 2nd Street**  
**Chester, PA 19013**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$2,600.35**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: **Trash services**  
 Is the claim subject to offset?  No  Yes

3.16 Nonpriority creditor's name and mailing address **Keybank National Association**  
**P.O. Box 89446**  
**Cleveland, OH 44101**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$7,783.45**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: **Corporate credit card**  
 Is the claim subject to offset?  No  Yes

Debtor Tandem Real Estate Holdings LLC Case number (if known) \_\_\_\_\_  
 Name \_\_\_\_\_

3.17 Nonpriority creditor's name and mailing address **Keybank National Association**  
**P.O. Box 89446**  
**Cleveland, OH 44101**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$631.32**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: **Overdraft on closed business checking account**  
 Is the claim subject to offset?  No  Yes

3.18 Nonpriority creditor's name and mailing address **Linn Architects**  
**1140 N Providence Rd**  
**Media, PA 19063**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$2,520.00**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: **Contractor services**  
 Is the claim subject to offset?  No  Yes

3.19 Nonpriority creditor's name and mailing address **Obermayer Rebmann Maxwell & Hippel LLP**  
**Centre Square West**  
**1500 Market Street**  
**Suite 3400**  
**Philadelphia, PA 19102**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$40,701.34**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: **Legal services**  
 Is the claim subject to offset?  No  Yes

3.20 Nonpriority creditor's name and mailing address **PECO**  
**PO Box 37629**  
**Philadelphia, PA 19101**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number **multiple**

As of the petition filing date, the claim is: *Check all that apply.* **\$4,415.60**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: **Electric service**  
 Is the claim subject to offset?  No  Yes

3.21 Nonpriority creditor's name and mailing address **PNC Bank, N.A**  
**8800 Tinticum Boulevard**  
**Philadelphia, PA 19153**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$543.05**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: **Overdraft on closed business checking account**  
 Is the claim subject to offset?  No  Yes

3.22 Nonpriority creditor's name and mailing address **Ra-Tah Johnson**  
**3553 West Chester Pike**  
**Newtown Square, PA 19073**  
 Date(s) debt was incurred **2016 to 2023**  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$150,000.00**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: **Various amounts loaned to company**  
 Is the claim subject to offset?  No  Yes

3.23 Nonpriority creditor's name and mailing address **Regus**  
**18 Campus Blvd**  
**Ste 100**  
**Newtown Square, PA 19073**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$6,347.86**  
 Contingent  
 Unliquidated  
 Disputed

Basis for the claim: **Unpaid rent for coworking space**  
 Is the claim subject to offset?  No  Yes

Debtor Tandem Real Estate Holdings LLC Case number (if known) \_\_\_\_\_  
 Name \_\_\_\_\_

3.24 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* \$2,775.00  
**Roe Fabricators Inc.**  
**201 Clayton St**  
**Chester, PA 19013**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_  
 Contingent  
 Unliquidated  
 Disputed  
**Basis for the claim:** Contractor services  
 Is the claim subject to offset?  No  Yes

3.25 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* \$4,410.38  
**Stormwater Authority of the City of Ches**  
**31 E. 5th Street**  
**Chester, PA 19013**  
 Date(s) debt was incurred \_\_\_\_\_  
 Last 4 digits of account number \_\_\_\_\_  
 Contingent  
 Unliquidated  
 Disputed  
**Basis for the claim:** Stormwater services  
 Is the claim subject to offset?  No  Yes

**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	<b>Cedar Ridge Group, LLC</b> P.O. Box 1045 Westtown, PA 19395	Line <u>3.3</u> <input type="checkbox"/> Not listed. Explain _____	—
4.2	<b>Joel Kofsky</b> 1500 JFK BOULEVARD 2 PENN CENTER SUITE 550 Philadelphia, PA 19102	Line <u>3.5</u> <input type="checkbox"/> Not listed. Explain _____	—
4.3	<b>Troy Wilson, Esq</b> 215 S. BROAD STREET 2nd Floor Philadelphia, PA 19107	Line <u>3.6</u> <input type="checkbox"/> Not listed. Explain _____	—

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

	Total of claim amounts
5a. Total claims from Part 1	\$ <u>33,176.08</u>
5b. Total claims from Part 2	\$ <u>861,657.34</u>
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	\$ <u>894,833.42</u>

**Fill in this information to identify the case:**

Debtor name Tandem Real Estate Holdings LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF PENNSYLVANIA

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206G**

**Schedule G: Executory Contracts and Unexpired Leases**

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

**1. Does the debtor have any executory contracts or unexpired leases?**

No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

**2. List all contracts and unexpired leases**

**State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.1. State what the contract or lease is for and the nature of the debtor's interest **Lease of commercial unit**

State the term remaining **5 years, 2 months**

List the contract number of any government contract \_\_\_\_\_

**DTLR Inc.**  
1300 Mercedes Drive  
Hanover, MD 21076

2.2. State what the contract or lease is for and the nature of the debtor's interest **Lease of residential unit**

State the term remaining **Original term ended May 31, 2022; current term is month-to-month**

List the contract number of any government contract \_\_\_\_\_

**Jared Wiley**  
506-A Avenue of the States  
Chester, PA 19013

2.3. State what the contract or lease is for and the nature of the debtor's interest **Lease of commercial unit**

State the term remaining **2 years, 7 months**

List the contract number of any government contract \_\_\_\_\_

**R&N Enterprises LLC**  
506 Avenue of the States  
Chester, PA 19013

2.4. State what the contract or lease is for and the nature of the debtor's interest **Lease of residential unit**

State the term remaining **5 months**

List the contract number of any government contract \_\_\_\_\_

**Ra-Tah Johnson II**  
506-B Avenue of the States  
Chester, PA 19013

Debtor 1 **Tandem Real Estate Holdings LLC** Case number (if known) \_\_\_\_\_  
First Name Middle Name Last Name

**Additional Page if You Have More Contracts or Leases**

**2. List all contracts and unexpired leases** State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.5. State what the contract or lease is for and the nature of the debtor's interest **Lease of commercial unit**  
State the term remaining **4 years, 3 months**  
List the contract number of any government contract \_\_\_\_\_  
**Royal Family Smoke Shop and Lounge**  
**610 Epic Street**  
**Camden, NJ 08102**

2.6. State what the contract or lease is for and the nature of the debtor's interest **Lease of commercial unit**  
State the term remaining **1 year, 11 months**  
List the contract number of any government contract \_\_\_\_\_  
**Senate of Pennsylvania**  
**104 North Office Building**  
**Harrisburg, PA 17120**

2.7. State what the contract or lease is for and the nature of the debtor's interest **Lease of residential unit**  
State the term remaining **Original term ended Jan 31, 2021; current term is month-to-month**  
List the contract number of any government contract \_\_\_\_\_  
**Shakea Lee**  
**504-A Avenue of the States**  
**Chester, PA 19013**

2.8. State what the contract or lease is for and the nature of the debtor's interest **Lease of commercial space**  
State the term remaining **2 years, 5 months**  
List the contract number of any government contract \_\_\_\_\_  
**Status LLC**  
**3626 North Broad Street**  
**Philadelphia, PA 19140**

**Fill in this information to identify the case:**

Debtor name Tandem Real Estate Holdings LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF PENNSYLVANIA

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206H  
Schedule H: Your Codebtors**

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

**1. Do you have any codebtors?**

- No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.  
 Yes

**2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G.** Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

	Name	Mailing Address	Name	Check all schedules that apply:
2.1	<b>Consigliere Business Consulting, LLC</b>	<b>1055 Westlakes Drive Suite 300 Berwyn, PA 19312</b>	<b>Bluebird Lending II, LLC</b>	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.2	<b>Consigliere Business Consulting, LLC</b>	<b>1055 Westlakes Drive Suite 300 Berwyn, PA 19312</b>	<b>Bluebird Lending II, LLC</b>	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.3	<b>Consigliere Business Consulting, LLC</b>	<b>1055 Westlakes Drive Suite 300 Berwyn, PA 19312</b>	<b>Chester Economic Development Authority</b>	<input checked="" type="checkbox"/> D <u>2.3</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.4	<b>David Elliot</b>	<b>3553 West Chester Pike Suite 311 Newtown Square, PA 19073</b>	<b>Bluebird Lending II, LLC</b>	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____

Debtor **Tandem Real Estate Holdings LLC**

Case number (if known) \_\_\_\_\_

**Additional Page to List More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.  
Column 1: Codebtor Column 2: Creditor

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2.5	<b>David Elliot</b>	<b>3553 West Chester Pike Suite 311 Newtown Square, PA 19073</b>	<b>Bluebird Lending II, LLC</b>	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.6	<b>David Elliot</b>	<b>3553 West Chester Pike Suite 311 Newtown Square, PA 19073</b>	<b>Chester Economic Development Authority</b>	<input checked="" type="checkbox"/> D <u>2.3</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.7	<b>Ra-Tah Johnson</b>	<b>3553 West Chester Pike Suite 311 Newtown Square, PA 19073</b>	<b>Bluebird Lending II, LLC</b>	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.8	<b>Ra-Tah Johnson</b>	<b>3553 West Chester Pike Suite 311 Newtown Square, PA 19073</b>	<b>Bluebird Lending II, LLC</b>	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.9	<b>Ra-Tah Johnson</b>	<b>3553 West Chester Pike Suite 311 Newtown Square, PA 19073</b>	<b>Chester Economic Development Authority</b>	<input checked="" type="checkbox"/> D <u>2.3</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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**Fill in this information to identify the case:**

Debtor name Tandem Real Estate Holdings LLC  
 United States Bankruptcy Court for the: EASTERN DISTRICT OF PENNSYLVANIA  
 Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 207**

**Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

04/22

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income**

**1. Gross revenue from business**

None.

**Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year**

**Sources of revenue**  
Check all that apply

**Gross revenue**  
(before deductions and exclusions)

**From the beginning of the fiscal year to filing date:**  
From **1/01/2023** to **Filing Date**

Operating a business  
 Other \_\_\_\_\_

\$3,600.00

**For prior year:**  
From **1/01/2022** to **12/31/2022**

Operating a business  
 Other \_\_\_\_\_

\$96,800.00

**For year before that:**  
From **1/01/2021** to **12/31/2021**

Operating a business  
 Other \_\_\_\_\_

\$392,671.00

**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

None.

**Description of sources of revenue**

**Gross revenue from each source**  
(before deductions and exclusions)

**Part 2: List Certain Transfers Made Before Filing for Bankruptcy**

**3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

None.

**Creditor's Name and Address**

**Dates**

**Total amount of value**

**Reasons for payment or transfer**  
*Check all that apply*

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed



Debtor **Tandem Real Estate Holdings LLC**

Case number (if known) \_\_\_\_\_

or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. <b>Ra-Tah Johnson</b> 3553 West Chester Pike Suite 311 Newtown Square, PA 19073 Sole member of entity that holds 30.3% interest in Debtor	(see SOFA 30.1)	\$14,119.32	Repayment of member loans
4.2. <b>David Elliot</b> 3553 West Chester Pike Suite 311 Newtown Square, PA 19073 Sole member of entity that holds 30.3% interest in Debtor	(see SOFA 30.2)	\$4,510.00	Repayment of member loans

**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

None

Creditor's name and address	Describe of the Property	Date	Value of property
<b>Bluebird Lending II, LLC</b> 1845 Walnut Street Suite 910 Philadelphia, PA 19103	Secured lender exercised its assignment of rents as to the 504-519 Avenue of the States properties. Value of rents repossessed is equated to the amount of rents lender asserts it collected from exercise of assignment through January 18, 2023.	April 13, 2022	\$18,000.99
<b>Bluebird Lending I, LLC</b> 44 Fairview Road Penn Valley, PA 19072	Secured lender exercised its assignment of rents as to the 500-502 Avenue of the States property. Value of rents repossessed is equated to the amount of rents lender asserts it collected from exercise of assignment through January 18, 2023.	April 13, 2022	\$53,354.64

**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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**Part 3: Legal Actions or Assignments**

**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

Debtor **Tandem Real Estate Holdings LLC**

Case number (if known) \_\_\_\_\_

None.

	Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1.	<b>STANLEY VS CEDAR RIDGE GROUP LLC ETAL</b> CCP - Phila. Case No. 221000271	<b>PREMISES LIABILITY, SLIP/FALL</b>	<b>Court of Common Pleas, Phila Co., PA</b> City Hall Chestnut Street Philadelphia, PA 19107	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.2.	<b>ATTA VS CEDAR RIDGE GROUP, LLC ETAL</b> CCP - Phila. Case No. 211100573	<b>PREMISES LIABILITY, SLIP/FALL</b>	<b>Court of Common Pleas, Phila Co., PA</b> City Hall Chestnut Street Philadelphia, PA 19107	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.3.	<b>FJS CAPITAL MANAGEMENT INC. VS TANDEM REAL ESTATE</b> CCP - Phila. Case No. 210300468	<b>CONTRACTS OTHER</b>	<b>Court of Common Pleas, Phila Co., PA</b> City Hall Chestnut Street Philadelphia, PA 19107	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded
7.4.	<b>Bluebird Lending II, LLC v. Tandem Real Estate Holdings, LLC</b> CV-2022-003378	<b>Confession of Judgment</b>	<b>Court of Common Pleas, Delco, PA</b> 201 W Front St Media, PA 19063	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.5.	<b>Bluebird Lending II, LLC v. Tandem Real Estate Holdings LLC</b> CV-2022-003376	<b>Confession of Judgment</b>	<b>Court of Common Pleas, Delco, PA</b> 201 W Front St Media, PA 19063	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

None

**Part 4: Certain Gifts and Charitable Contributions**

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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**Part 5: Certain Losses**

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Dates of loss	Value of property lost
	If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.  List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).		

Debtor Tandem Real Estate Holdings LLC Case number (if known) \_\_\_\_\_

**Part 6: Certain Payments or Transfers**

**11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. <b>Smith Kane Holman, LLC</b> 112 Moores Road Suite 300 Malvern, PA 19355	Attorney Fees	1/18/2023	\$17,000.00
Email or website address dsmith@skhlaw.com			
Who made the payment, if not debtor?			

11.2. <b>Smith Kane Holman, LLC</b> 112 Moores Road Suite 300 Malvern, PA 19355	Attorney Fees	6/28/2022	\$2,500.00
Email or website address dsmith@skhlaw.com			
Who made the payment, if not debtor?			

11.3. <b>Smith Kane Holman, LLC</b> 112 Moores Road Suite 300 Malvern, PA 19355	Attorney Fees	2/15/2023	\$2,000.00
Email or website address dsmith@skhlaw.com			
Who made the payment, if not debtor?			

**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device. Do not include transfers already listed on this statement.

None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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**13. Transfers not already listed on this statement**

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

None.

Debtor **Tandem Real Estate Holdings LLC** Case number (if known) \_\_\_\_\_

	Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.1	<b>Tandem Enterprises LLC 3553 West Chester Pike Suite 311 Newtown Square, PA 19073</b>	<b>Real property: 0 Sproul Street, Chester, PA</b>	<b>2/10/2023</b>	<b>\$13,810.00</b>
	<b>Relationship to debtor Affiliate of the Debtor - 11 U.S.C. 101(2)(B)</b>			

**Part 7: Previous Locations**

**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply

	Address	Dates of occupancy From-To
14.1.	<b>38 Jackson Street Suite 200 Philadelphia, PA 19148</b>	<b>2016 to present</b>
14.2.	<b>18 Campus Blvd Suite 100 Newtown Square, PA 19073</b>	<b>February 2021 to present</b>

**Part 8: Health Care Bankruptcies**

**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:  
- diagnosing or treating injury, deformity, or disease, or  
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- No. Go to Part 9.
- Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care

**Part 9: Personally Identifiable Information**

**16. Does the debtor collect and retain personally identifiable information of customers?**

- No.
- Yes. State the nature of the information collected and retained.

**Typical information provided in connection with lease applications;  
applications are retained during the pendency of the lease and then  
shredded.**

Does the debtor have a privacy policy about that information?

- No
- Yes

Debtor Tandem Real Estate Holdings LLC Case number (if known) \_\_\_\_\_

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- No. Go to Part 10.
- Yes. Does the debtor serve as plan administrator?

**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**

**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred? Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

None

	Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.1.	<b>PNC Bank, N.A</b> 8800 Tincum Boulevard Philadelphia, PA 19153	XXXX-3004	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other__	12/14/2022	\$0.00
18.2.	<b>Wells Fargo, N.A.</b> P.O. Box 6995 Portland, OR 97228	XXXX-3580	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other__	1/20/2023	\$4,330.19

**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Does debtor still have it?
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**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
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**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**

**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

None

**Part 12: Details About Environment Information**

Debtor Tandem Real Estate Holdings LLC Case number (if known) \_\_\_\_\_

For the purpose of Part 12, the following definitions apply:

*Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

- No.
- Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
---------------------------	----------------------------------	--------------------	----------------

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- No.
- Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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24. Has the debtor notified any governmental unit of any release of hazardous material?

- No.
- Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	------------------------------------	-----------------------------	----------------

**Part 13: Details About the Debtor's Business or Connections to Any Business**

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- None

Business name address	Describe the nature of the business	Employer Identification number <small>Do not include Social Security number or ITIN.</small>	Dates business existed
25.1. Tandem Property Development LLC 500 Avenue of the States Chester, PA 19013	Property management company	EIN: 82-3057138	From-To October 2017 to present

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- None

Name and address	Date of service From-To
26a.1. Jerry Glauser, Krassan & Glauser, P.C. 1999 Marlton Pike East Suite 7 Cherry Hill, NJ 08003	Jan. 2020 to present (taxes).

Debtor **Tandem Real Estate Holdings LLC**

Case number (if known) \_\_\_\_\_

Name and address		Date of service From-To
26a.2.	<b>Ra-Tah Johnson 3553 West Chester Pike Suite 311 Newtown Square, PA 19073</b>	<b>LLC formation to present</b>
26a.3.	<b>David Elliot 3553 West Chester Pike Suite 311 Newtown Square, PA 19073</b>	<b>LLC formation to present</b>

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

None

Name and address		Date of service From-To
26b.1.	<b>Jerry Glauser, Krassan &amp; Glauser, P.C. 1999 Marlton Pike East Suite 7 Cherry Hill, NJ 08003</b>	<b>Jan 2020 to present (taxes).</b>

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

None

Name and address		If any books of account and records are unavailable, explain why
26c.1.	<b>Jerry Glauser, Krassan &amp; Glauser, P.C. 1999 Marlton Pike East Suite 7 Cherry Hill, NJ 08003</b>	
26c.2.	<b>Ra-Tah Johnson 3553 West Chester Pike Newtown Square, PA 19073</b>	
26c.3.	<b>David Elliot 3553 West Chester Pike Newtown Square, PA 19073</b>	

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

None

Name and address

**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

No

Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory	Date of inventory	The dollar amount and basis (cost, market, or other basis) of each inventory

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Debtor **Tandem Real Estate Holdings LLC** Case number (if known) \_\_\_\_\_

Name	Address	Position and nature of any interest	% of interest, if any
<b>Consigliere Business Consulting, LLC</b>	<b>1055 Westlakes Drive Suite 300 Berwyn, PA 19312</b>	<b>Member and Manager</b>	<b>30.3%</b>
<b>All Angles, LLC</b>	<b>502 Avenue of the States Chester, PA 19013</b>	<b>Member</b>	<b>30.3%</b>

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- No
- Yes. Identify below.

30. **Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- No
- Yes. Identify below.



Debtor **Tandem Real Estate Holdings LLC** Case number (if known) \_\_\_\_\_

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1 .	Ra-Tah Johnson 3553 West Chester Pike Suite 311 Newtown Square, PA 19073	4/1/22 \$100.00; 4/19/22 \$1,600.00; 4/20/22 \$100.00; 6/24/22 \$6,000.00; 7/5/22 \$2,000.00; 7/26/22 \$850.00; 8/5/22 \$100.00; 8/23/22 \$499.32; 8/24/22 \$1,000.00; 9/1/22 \$50.00; 12/19/22 \$300.00; 12/19/22 \$100.00; 12/20/22 \$100.00; 1/5/23 \$1,000.00; 1/9/23 \$100.00; 1/9/23 \$100.00; 1/12/23 \$100.00; 1/17/23 \$20.00	Repayment of member loans.
Relationship to debtor Sole member of entity that holds 30.3% interest in and is manager of debtor			

30.2 .	David Elliot 3553 West Chester Pike Suite 311 Newtown Square, PA 19073	6/28/22 \$2,510.00; 11/30/22 \$2,000.00	Repayment of member loans.
Relationship to debtor Sole member of entity that holds 30.3% interest in debtor.			

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- No
- Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
--------------------------------	--

Debtor Tandem Real Estate Holdings LLC Case number (if known) \_\_\_\_\_

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- No
- Yes. Identify below.

Name of the pension fund

Employer Identification number of the pension fund

**Part 14: Signature and Declaration**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 16, 2023

/s/ Ra-Tah Johnson  
Signature of individual signing on behalf of the debtor

Ra-Tah Johnson  
Printed name

Position or relationship to debtor Sole member of manager

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy (Official Form 207)* attached?

- No
- Yes

B2030 (Form 2030) (12/15)

United States Bankruptcy Court Eastern District of Pennsylvania

In re Tandem Real Estate Holdings LLC

Debtor(s)

Case No.

Chapter 11

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

Table with 2 columns: Description of compensation and Amount. Rows include legal services accepted, prior compensation received, and balance due.

2. \$ 3,476.00 of the filing fee has been paid.

3. The source of the compensation paid to me was:

Debtor [checked] Other (specify): [unchecked]

4. The source of compensation to be paid to me is:

Debtor [checked] Other (specify): [unchecked]

5. I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

6. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
d. Representation of the debtor in adversary proceedings and other contested bankruptcy matters;
e. [Other provisions as needed]

7. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

February 16, 2023

Date

/s/ Nicholas M. Engel

Nicholas M. Engel 323094

Signature of Attorney

Smith Kane Holman, LLC

112 Moores Road

Suite 300

Malvern, PA 19355

610-407-7215 Fax: 610-407-7218

nengel@skhlaw.com

Name of law firm

**United States Bankruptcy Court  
Eastern District of Pennsylvania**

In re **Tandem Real Estate Holdings LLC**

Debtor(s)

Case No.

Chapter **11**

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
<b>808 Real Estate, LLC 1210 Curran Street Chester, PA 19013</b>	<b>Equity</b>	<b>n/a</b>	<b>30.3%</b>
<b>All Angles, LLC 502 Avenue of the States Chester, PA 19013</b>	<b>Equity</b>	<b>n/a</b>	<b>30.3%</b>
<b>Consigliere Business Consulting, LLC 761 West Sproul Road #230 Springfield, PA 19064</b>	<b>Equity</b>	<b>n/a</b>	<b>30.3%</b>
<b>Gregory Way 270 Shadeland Avenue Drexel Hill, PA 19026</b>	<b>Equity</b>	<b>n/a</b>	<b>3%</b>
<b>J Lynne Enterprises, LLC 1004 Summit Lane Oreland, PA 19075</b>	<b>Equity</b>	<b>n/a</b>	<b>5%</b>

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, the **Sole member of manager** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **February 16, 2023**

Signature **/s/ Ra-Tah Johnson**

**Ra-Tah Johnson**

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.*

**United States Bankruptcy Court  
Eastern District of Pennsylvania**

In re Tandem Real Estate Holdings LLC

Debtor(s)

Case No.

Chapter

11

**VERIFICATION OF CREDITOR MATRIX**

I, the Sole member of manager of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: February 16, 2023

/s/ Ra-Tah Johnson

**Ra-Tah Johnson/Sole member of manager**

Signer/Title

Aerial Signs and Awnings  
2333 Concord Rd  
Chester, PA 19013

American Wood Design, Inc.  
201 Fulton Street  
Chester, PA 19013

Bluebird Lending I, LLC  
44 Fairview Road  
Penn Valley, PA 19072

Bluebird Lending II, LLC  
1845 Walnut Street  
Suite 910  
Philadelphia, PA 19103

Bluebird Lending, LLC  
44 Fairview Road  
Penn Valley, PA 19072

Cedar Ridge Group, LLC  
420 West Deere Point Road  
West Chester, PA 19382

Cedar Ridge Group, LLC  
P.O. Box 1045  
Westtown, PA 19395

Chester Economic Development Authority  
One 4th Street  
City Hall  
P.O Box 407  
Chester, PA 19016

Chester Water Authority  
415 Welsh Street  
Chester, PA 19013

City of Chester  
City Hall  
1 Fourth Street  
Chester, PA 19013

Consigliere Business Consulting, LLC  
1055 Westlakes Drive  
Suite 300  
Berwyn, PA 19312

Corey Stanley  
118 WASHINGTON AVENUE  
Aston, PA 19014

Darlene Atta  
3514 W. 4TH STREET  
Marcus Hook, PA 19061

David Elliot  
3553 West Chester Pike  
Newtown Square, PA 19073

David Elliot  
3553 West Chester Pike  
Suite 311  
Newtown Square, PA 19073

Delaware County Regional Water Quality C  
100 East Fifth Street  
Chester, PA 19013

Delaware County Tax Claim Bureau  
201 W Front St  
Media, PA 19063

DTLR Inc.  
1300 Mercedes Drive  
Hanover, MD 21076

Evolve Build  
2140 N Hancock St  
Philadelphia, PA 19122

Federal Rent-a-Fence  
127 Haddon Ave  
West Berlin, NJ 08091

FJS Capital Management, Inc.  
c/o Kaplan, Schaer, Toddy, P.C.  
One Commerce Square  
2005 Market Street, 16th Floor  
Philadelphia, PA 19103

GL Hookah Lounge  
6123 Carpenter Street  
Philadelphia, PA 19143

Global Security Systems Inc.  
P.O. Box 173  
Lima, PA 19037

Internal Revenue Service  
600 Arch Street  
Philadelphia, PA 19106-1611

IPFS Corporation  
301 W. 11th St  
4th Floor  
Kansas City, MO 64141

J&K Trash Removal  
2325 W 2nd Street  
Chester, PA 19013

Jared Wiley  
506-A Avenue of the States  
Chester, PA 19013



Joel Kofsky  
1500 JFK BOULEVARD  
2 PENN CENTER  
SUITE 550  
Philadelphia, PA 19102

Keybank National Association  
P.O. Box 89446  
Cleveland, OH 44101

Linn Architects  
1140 N Providence Rd  
Media, PA 19063

Obermayer Rebmann Maxwell & Hippel LLP  
Centre Square West  
1500 Market Street  
Suite 3400  
Philadelphia, PA 19102

PECO  
PO Box 37629  
Philadelphia, PA 19101

Pennsylvania Dept. of Revenue  
Bankruptcy Division  
Dept. 280946  
Harrisburg, PA 17128

Phoenixville Federal Bank & Trust  
564 Nutt Road  
Phoenixville, PA 19460

PNC Bank, N.A  
8800 Tinicum Boulevard  
Philadelphia, PA 19153

R&N Enterprises LLC  
506 Avenue of the States  
Chester, PA 19013

Ra-Tah Johnson  
3553 West Chester Pike  
Newtown Square, PA 19073

Ra-Tah Johnson  
3553 West Chester Pike  
Suite 311  
Newtown Square, PA 19073

Ra-Tah Johnson II  
506-B Avenue of the States  
Chester, PA 19013

Regus  
18 Campus Blvd  
Ste 100  
Newtown Square, PA 19073

Roe Fabricators Inc.  
201 Clayton St  
Chester, PA 19013

Royal Family Smoke Shop and Lounge  
610 Epic Street  
Camden, NJ 08102

Senate of Pennsylvania  
104 North Office Building  
Harrisburg, PA 17120

Shakea Lee  
504-A Avenue of the States  
Chester, PA 19013

Status LLC  
3626 North Broad Street  
Philadelphia, PA 19140

Stormwater Authority of the City of Ches  
31 E. 5th Street  
Chester, PA 19013

Troy Wilson, Esq  
215 S. BROAD STREET  
2nd Floor  
Philadelphia, PA 19107

**United States Bankruptcy Court  
Eastern District of Pennsylvania**

In re **Tandem Real Estate Holdings LLC**

Debtor(s)

Case No.

Chapter

**11**

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **Tandem Real Estate Holdings LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

**808 Real Estate, LLC  
1210 Curran Street  
Chester, PA 19013**

**All Angles, LLC  
502 Avenue of the States  
Chester, PA 19013**

**Consigliere Business Consulting, LLC  
761 West Sproul Road  
#230  
Springfield, PA 19064**

None [*Check if applicable*]

**February 16, 2023**

Date

**/s/ Nicholas M. Engel**

**Nicholas M. Engel 323094**

Signature of Attorney or Litigant

Counsel for **Tandem Real Estate Holdings LLC**

**Smith Kane Holman, LLC**

**112 Moores Road**

**Suite 300**

**Malvern, PA 19355**

**610-407-7215 Fax:610-407-7218**

**nengel@skhlaw.com**