

Hampden Chicopee Property History

Year	Rent Paid	LESSEE: HCSS Board Members	LESSOR: Ace It Education (Board, Officers)	LESSOR: Johnson Road Properties (Inc. 2012)	LESSOR: Apple Educational Services (Inc. in MA in 2012)
<p>On August 18, 2009, Ace It Education purchased the HCSS Chicopee property for \$1 million dollars from the Lower Pioneer Valley Education Corporation, an unaffiliated third party. HCSS immediately occupied the building and began renting from Ace It Education, affiliated with several of HCSS's founding board members, as well as Pioneer board members.</p>					
2010	\$260,800 paid	Volkan Yesilyurt Nigar Khan Huseyin Oktay Zully Dinc Deirdre Vinyard Pinar Karaaslan Elmira Usmonova	Zafer Sahinoglu Arif Yilmaz Sevda Porikli Servet Tatli Nesrin Tatli Huseyin Kocaman		
2011	\$342,520 paid \$295,000 anticipated (per HCSS audit)	Volkan Yesilyurt Nigar Khan Huseyin Oktay Zully Dinc Pinar Karaaslan Hasan Arslan Halil Mutlu Lynn Mutlu	Zafer Sahinoglu Arif Yilmaz Nesrin Tatli Huseyin Kocaman Burhan Kaya Murat Mutlu		
2012	\$394,114 paid \$330,000 anticipated (per HCSS audit)	Volkan Yesilyurt Nigar Khan Huseyin Oktay Zully Dinc Pinar Karaaslan Hasan Arslan Halil Mutlu Lynn Mutlu Bahadir Akcam	Zafer Sahinoglu Arif Yilmaz Nesrin Tatli Huseyin Kocaman Burhan Kaya Murat Mutlu	Mesut Sahin Melih Yildirim Faruk Apaydin (sometimes spelled Paruk Apaydim) Arthur Gallant Andrea Baykir	Mesut Sahin Faruk Apaydin (sometimes spelled Paruk Apaydim) Melih Yildirim
<p>December 14, 2012, Ace It Education sold the HCSS property to Johnson Road Properties, a wholly owned subsidiary of Apple Educational Services, for \$1.5 million. HCSS began paying rent to Johnson/Apple.</p>					
2013	\$431,780 paid \$365,000 anticipated (per HCSS audit)	Unavailable	Arif Yilmaz Nesrin Tatli Huseyin Kocaman Burhan Kaya Yusuf Konuk Umit Tapan	Mesut Sahin Melih Yildirim Faruk Apaydin (sometimes spelled Paruk Apaydim) Arthur Gallant Andrea Baykir	Mesut Sahin Faruk Apaydin (sometimes spelled Paruk Apaydim) Melih Yildirim

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2014	\$431,780 paid, anticipated (per HCSS audit)	Volkan Yesilyurt Nigar Khan Zully Dinc Pinar Karaaslan Bahadir Akcam Ahmet Gunay Diane Hunter	Arif Yilmaz Nesrin Tatli Huseyin Kocaman Burhan Kaya Umit Tapan Alper Corlu	Mesut Sahin Faruk Apaydin (sometimes spelled Paruk Apaydim) Arthur Gallant Alper Anil	Mesut Sahin Faruk Apaydin (sometimes spelled Paruk Apaydim) Melih Yildirim
2015	\$378,972 paid, \$375,982 anticipated (per HCSS 2014 audit)	Volkan Yesilyurt Nigar Khan Zully Dinc Pinar Karaaslan Bahadir Akcam Ahmet Gunay Diane Hunter	Erkan Ertosun Arif Yilmaz Huseyin Kocaman Burhan Kaya Umit Tapan	Mesut Sahin Paruk Apaydim Arthur Gallant Alper Anil	Mesut Sahin Faruk Apaydin (sometimes spelled Paruk Apaydim) Alper Anil
2016	\$390,341 anticipated (per HCSS 2015 audit)	Volkan Yesilyurt Nigar Khan Zully Dinc Pinar Karaaslan Bahadir Akcam Ahmet Gunay Diane Hunter	Erkan Ertosun Huseyin Kocaman Burhan Kaya Alper Corlu	Faruk Apaydin (sometimes spelled Paruk Apaydim) Arthur Gallant Alper Anil Emrullah Durmaz Hasan Erkan	Mesut Sahin Faruk Apaydin (sometimes spelled Paruk Apaydim) Alper Anil
<i>Prospective Rents:</i> Per the HCSS 2015 audit, HCSS will pay Johnson/Apple: 2017 - \$402,051; 2018 – \$414,112; 2019 - \$426,536.					
<i>Total Rents:</i> From 2013-2016, HCSS paid Apple over \$1.6 million in rent, more than the purchase price of the building. From 2013-2019, HCSS will have paid Apple \$2.9 million in rent, with Apple securing \$1.4 million profit in just six years’ of renting to HCSS. HCSS had already paid its other affiliated landlord, Ace It Education, \$1 million in rent. With the sale of the property to Apple at \$1.5 million, Ace It Education made a \$1.5 million profit off of HCSS.					