

2025 Projected NNN and Tenant Rent

Included in NNN 2025 (based on prev yrs)

	2024 Amount	2025 % Increase	2025 Proj Exp
HOA Fees	\$17,491.31	0.0%	\$17,491.31
Insurance	\$23,675.76	0.0%	\$23,675.76
Janitorial Expenses	\$12,141.36	0.0%	\$12,141.36
office supplies for cleaning crew	\$9,042.79	0.0%	\$9,042.79
Property Taxes	\$136,497.66	0.0%	\$136,497.66
Repairs and Maintenance	\$30,812.99	0.0%	\$30,812.99
Security and Monitoring	\$13,734.09	0.0%	\$13,734.09
Utilities	\$31,983.08	0.0%	\$31,983.08
Telephone/Internet	\$906.60	0.0%	\$906.60
Total	\$276,285.64		\$276,285.64

Projected NNN

\$ 1.65

Rentable sqft
13,935

Locations	Sqft	Proj. Rent
Ste 100	985	\$1,627.45
Ste 201	3,153	\$5,209.48
PZZ Center	9,797	\$16,186.88

From Email Thread:

\$1.43sqft

Rocmar Ventures Tennants
Suite 100 Surgery Southwest Austin
Suite 201 Fox Alliance

2024 NNN	Sqft	NNN
	985	1,406.35
	3153	4,501.76

