

Projected Rent Roll – Pro Forma (Owner Estimate)

3007 W Cypress St, Tampa, FL 33609

All figures represent a stabilized projection based on market assumptions and recent renovations.

Suite	Tenant	Status	Approx. SF	Projected Monthly Rent	Projected Annual Rent	Notes
1	Mimies Salon	Occupied	950	\$3,000	\$36,000	Adjusted to market
2	Erica Torres	Occupied	900	\$3,000	\$36,000	Market adjustment
3	Vacant	Vacant	870	\$3,000	\$36,000	Market lease-up
4	Pink Nail Salon	Occupied	950	\$3,180	\$38,160	Remodeled
5	Mimies Suites	Occupied	2,000	\$3,500	\$42,000	Remodeled
6	Existing Tenant	Occupied	1,900	\$3,300	\$39,600	Remodeled
TOTAL			7,600		\$227,760	Stabilized Annual Rent