

	Monthly	Market Rent	Annually		Annual Proforma	Lease Terms		Options to renew	security deposit	tenant	
						Start	End				
Tenant 1	\$715	\$975	\$8,580		\$11,700	June 14 2025	July 13 2026	no	725	tara fort	
Tenant 2	\$750	\$875	\$9,000		\$10,500	February 1 2026	January 31 2027	no	750	kimball brown	
Tenant 3	\$775	\$875	\$9,300		\$10,500	June 1 2025	May 30 2027	no	650	andrew mclinsey	
Tenant 4	\$575	\$875	\$6,900		\$10,500	October 1 2025	september 31 2026	no	575	michael deangelo	
Theater	\$2,500		\$30,000		\$30,000	January 1 2023	December 31 2027	2 five year options to renew with 5% rental increase each renewal			
Theater Insuranc			\$6,548		\$6,548						
Theater Taxes			\$24,487		\$24,487						
<b>Total Revenue</b>					<b>\$94,815</b>						
Expense											
	insurnace		\$6,548		\$6,548						
	Tax		\$24,487		\$24,487						
<b>Total Expenses</b>					<b>\$31,035</b>						
<b>Net Income</b>					<b>\$63,780</b>						