

Commercial Rent Roll

Property: Edgewater Village, LLC

As of 10/29/24

Tenant Name	Unit	Sq Ft	Pro Rata Share	Lease Start	Lease End	Security Deposit	Last Rent Increase	Rent Charges	Annual Rent Sq Ft	Operation Charges	Annual Operation Sq Ft	Total Charges	Annual Charges Sq Ft
Edgewater Village, LLC													
USAA Federal Savings	ATM Location	990	0.72	5/1/20	4/30/25	0.00		1,833.33	22.22	0.00	0.00	1,833.33	22.22
Sumo Japanese Steak	Suite 1	8,092	5.86	11/5/14	11/30/24	0.00	11/5/2023	7,445.19	11.04	2,333.20	3.46	9,778.39	14.50
Dollar Tree Stores #483	Suite 2	10,000	7.24	10/31/11	1/31/27	0.00	2/1/2022	7,500.00	9.00	2,883.34	3.46	10,383.34	12.46
SweetGrass MS, LLC	Suite 3	1,997	1.45	6/1/22	5/31/32	7,152.59	6/1/2024	3,116.98	18.73	575.80	3.46	3,692.78	22.19
EI Saltillo Mexican Rest	Suite 20	8,884	6.43	5/4/18	2/29/28	6,753.33	3/1/2023	8,000.00	10.81	0.00	0.00	8,000.00	10.81
Hibbett's Sporting Good	Suite 21	4,427	3.20	1/1/17	1/31/27	0.00	11/3/2021	5,903.51	16.00	0.00	0.00	5,903.51	16.00
FCB Biloxi, Inc.	Suite 22	12,500	9.05	1/1/25	12/31/29	6,250.00		0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	Suite 29	5,358	3.88			0.00		0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	Suite 30	1,501	1.09			0.00		0.00	0.00	0.00	0.00	0.00	0.00
Benevis - Formerly Koc	Suite 31	7,323	5.30	5/13/08	8/31/29	8,703.00	9/1/2024	13,425.50	22.00	2,111.47	3.46	15,536.97	25.46
Humana MarketPoint, I	Suite 31A	5,296	3.83	10/23/14	9/30/24	0.00	10/1/2024	0.00	0.00	1,527.02	3.46	1,527.02	3.46
H & R Block FRE#2350	Suite 34	2,087	1.51	10/1/01	4/30/27	0.00	5/1/2024	2,782.67	16.00	601.76	3.46	3,384.43	19.46
The Real Estate Trainin	Suite 35	2,021	1.46	11/18/19	12/31/24	2,295.00	1/1/2024	1,914.90	11.37	582.72	3.46	2,497.62	14.83
America's Thrift Store	Suite 36LL	27,842	20.15	9/1/21	8/31/28	0.00		16,241.17	7.00	8,027.77	3.46	24,268.94	10.46
Wonder Nails	Suite 37	1,252	0.91	10/1/07	9/30/27	2,640.00	10/1/2021	2,428.08	23.27	361.00	3.46	2,789.08	26.73
Beachview Wine and Li	Suite 38	1,861	1.35	2/1/10	4/30/27	3,129.00	5/1/2022	2,636.42	17.00	536.58	3.46	3,173.00	20.46
EI Fornino LLC	Suite 39	4,060	2.94	5/1/24	9/30/29	6,776.66		3,383.33	10.00	0.00	0.00	3,383.33	10.00
HUM Provider Holdings	Suite 40	6,059	4.39	8/17/22	7/31/30	0.00		7,068.83	14.00	1,747.02	3.46	8,815.85	17.46
Boogies, Inc.	Suite 41	3,353	2.43	12/19/17	6/30/29	4,191.25	8/1/2024	4,917.73	17.60	743.25	2.66	5,660.98	20.26
Evapes, LLC	Suite 42A	1,777	1.29	10/25/22	1/31/27	2,665.50		2,665.50	18.00	512.36	3.46	3,177.86	21.46
<VACANT>	Suite 42B	1,450	1.05			0.00		0.00	0.00	0.00	0.00	0.00	0.00
T Mobile (Prev Gulf Co)	Suite 43	5,084	3.68	4/1/06	3/31/25	5,865.80	4/1/2020	7,202.33	17.00	1,465.88	3.46	8,668.21	20.46
Tulane Educational Fur	Suite 44	14,961	10.83	12/25/15	9/30/27	0.00	12/25/2023	18,701.25	15.00	4,313.75	3.46	23,015.00	18.46
Totals for EV		138,175				56,422.13		117,166.72	10.18	28,322.92	2.46	145,489.64	12.64
Report Totals		138,175				56,422.13		117,166.72	10.18	28,322.92	2.46	145,489.64	12.64

Report Summary

Detail	Value
Total Possible Rent	117,166.72
Vacancy Rent	0.00
Occupied Unit Rent	117,166.72

# of Units	23
Vacant Units	3
Occupied Square Footage	129,866
Occupancy %	93.99%