

Rent Roll

Property: Ivbp From Date: 12/06/2024 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly	Monthly	Annual	Annual	Annual	Annual	Security	LOC Amount/
								Rent	Rent	Rent	Rent	Rec.	Misc	Deposit	Bank Guarantee
								Per Area	Per Area	Per Area	Per Area	Per Area			
Ivbp - Brookspark,N. Las Vegas															
Current Leases															
Ivbp	A, B, C	Jason and Gina Villoria	Retail Triple Net	3,000.00	7/1/2023	6/30/2025	24.00	2,500.00	0.83	30,000.00	10.00	1.50	0.00	2,600.00	0.00
Ivbp	D, E	Keiva M Parm and Darrel C Houston	Retail Triple Net	1,000.00	1/1/2021	12/31/2024	48.00	965.33	0.97	11,583.96	11.58	0.00	0.00	900.00	0.00
Ivbp	F	Davon Spencer and Leticia Broadnax	Retail Triple Net	1,000.00	6/1/2024	5/31/2025	12.00	962.00	0.96	11,544.00	11.54	2.40	0.00	1,162.00	0.00
Ivbp	H	Douglas Dotson	Office Triple Net	1,000.00	5/1/2016	5/31/2025	109.00	738.95	0.74	8,867.40	8.87	1.20	0.00	700.00	0.00
Ivbp	J	Hasan M Amouri	Retail Triple Net	1,000.00	1/1/2024	12/31/2025	24.00	1,000.00	1.00	12,000.00	12.00	2.40	0.00	1,200.00	0.00
Ivbp	K	Red Rock Rifleworks, LLC	Office Triple Net	1,000.00	2/1/2015	1/31/2025	120.00	936.00	0.94	11,232.00	11.23	1.32	0.00	650.00	0.00
Ivbp	G	VACANT		1,000.00				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ivbp	I	VACANT		1,000.00				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Current				10,000.00				7,102.28	0.71	85,227.36	8.52	1.18	0.00	7,212.00	0.00

	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent
Occupied	9.00	8,000.00	80.00	7,102.28	85,227.36
Vacant	2.00	2,000.00	20.00	0.00	0.00
Total	11.00	10,000.00		7,102.28	85,227.36