

12814 COGBURN, STE. 150, SAN ANTONIO, TX 78249									
NNN EXPENSES BASED ON SF 1ST FLOOR	30,542								
2nd Floor SF	6,620		3%						
TOTAL SF	37,162		3-7 YEAR LEASE TERM PAYMENT BREAKDOWN						
2024 ESTIMATED NNN EXPENSES	\$/RSF/YR	\$3.547	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year
% PRO-RATA SHARE OF NNN EXPENSES			18.496%	18.496%	18.496%	18.496%	18.496%	18.496%	18.496%
UNIT 150		TOTAL RSF	5,649	5,649	5,649	5,649	5,649	5,649	5,649
BASE RENTAL RATE		\$/RSF/YR	\$15.00	\$15.45	\$15.92	\$16.40	\$16.90	\$17.41	\$17.94
\$/MONTH BASE RENT			\$ 7,061.25	\$ 7,273.09	\$ 7,494.34	\$ 7,720.30	\$ 7,955.68	\$ 8,195.76	\$ 8,445.26
% 1ST FLOOR EST. NNN EXPENSES BASED on 2024 ESTIMATES			\$ 1,669.66	\$ 1,669.66	\$ 1,669.66	\$ 1,669.66	\$ 1,669.66	\$ 1,669.66	\$ 1,669.66
T. MTHLY LEASE PMNT INCLUDING EST. NNN EXP.			\$ 8,730.91	\$ 8,942.75	\$ 9,164.00	\$ 9,389.96	\$ 9,625.34	\$ 9,865.42	\$ 10,114.92

12814 COGBURN, STE. 100, SAN ANTONIO, TX 78249									
Total RSF 1ST FLOOR ONLY for NNN Expenses	24,893								
TOTAL RSF including the 6,620sf 2nd Floor	31,513		UNIT 100 ESTIMATED PAYMENTS AT THE SAME TERMS AS UNIT 150						
2024 ESTIMATED NNN EXPENSES	\$/RSF/YR	\$3.547	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year
% PRO-RATA SHARE OF NNN EXPENSES Based on 1st Floor SF			81.504%	81.504%	81.504%	81.504%	81.504%	81.504%	81.504%
UNIT 100 (Includes 24,893sf 1st Floor + 6,620sf 2nd Floor)		TOTAL RSF	31,513	31,513	31,513	31,513	31,513	31,513	31,513
BASE RENTAL RATE		\$/RSF/YR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$/MONTH BASE RENT			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
BASED on 2024 EST. NNN EXPENSES (Percentage % of 1st Floor SF)			\$7,357.56	\$7,357.56	\$7,357.56	\$7,357.56	\$7,357.56	\$7,357.56	\$7,357.56
T. MTHLY LEASE PMNT INCLUDING EST. NNN EXP.			\$7,357.56	\$7,357.56	\$7,357.56	\$7,357.56	\$7,357.56	\$7,357.56	\$7,357.56

TOTAL ESTIMATED NNN EXPENSES FOR CALENDAR YEAR 2024 and BREAKDOWN PER UNIT									
		\$/SF/YR	T. \$/YEARLY	T. \$/YEARLY	TOTAL \$/YEAR	\$/MONTH	\$/MONTH		
	\$ 3.547	TOTAL SF.	SF UNIT 150	SF UNIT 100	SF BOTH UNITS	SF UNIT 150	SF UNIT 100		
CALENDAR YEAR 2024 ESTIMATES	100%	30,542	5,649	24,893	30,542	5,649	24,893		
BCAD 2024 PROPERTY TAXES	\$ 85,405.51	\$2.796	\$ 15,796.47	\$ 69,609.04	\$ 85,405.51	\$ 1,316.37	\$ 5,800.75	BCAD 2024 PROPERTY TAX	
2024 INSURANCE	\$ 12,158.00	\$0.398	\$ 2,248.72	\$ 9,909.28	\$ 12,158.00	\$ 187.39	\$ 825.77	2024 INSURANCE	
2024 CAM EST. EXP. SAWS & LANDSCAPE	\$ 10,763.19	\$0.352	\$ 1,990.74	\$ 8,772.45	\$ 10,763.19	\$ 165.90	\$ 731.04	2024 EST. CAM EXPENSES	
TOTALS	\$ 108,326.70	\$3.547	\$ 20,035.94	\$ 88,290.76	\$ 108,326.70	\$ 1,669.66	\$ 7,357.56	TOTALS	
UNIT 150 - % of PRO-RATA SHARE OF NNN EXPENSES			18.496%	81.504%	UNIT 100 - % PRO-RATA SHARE NNN EXPENSES				
UNIT 150 - ESTIMATED TOTAL \$/MONTH FOR NNN EXPENSES			\$1,669.66	\$7,357.56	UNIT 100 - EST. T. \$/MONTH for NNN EXPENSES				