

RENT ROLL

YORKLINE PLAZA

August 24 2025

No.	Suite	Tenant	Sq.Ft	Monthly Base Rent	Monthly Base Rent/SF	Monthly NNN	Monthly NNN/SF	Total Monthly Rent	Total Annual Rent	Lease Start	Lease End	Renewal Options	Rent Bump
1	100	NS Wireless	1,600	\$ 2,160.00	\$ 1.35	\$ 480.00	\$ 0.30	\$ 2,640.00	\$ 31,680.00	2/1/2025	1/1/2030	1 - 5 Year	
2	104	WOW Washateria *	3,600	\$ 2,916.00	\$ 0.81	\$ 1,080.00	\$ 0.30	\$ 3,996.00	\$ 47,952.00	4/1/2021	10/31/2025	3 - 5 Years	11/01/2025 \$3,690 + NNN
3	120	VIP Baber Shop	600	\$ 780.00	\$ 1.30	\$ 240.00	\$ 0.40	\$ 1,020.00	\$ 12,240.00	1/10/2019	9/30/2030	1 - 5 Years	
4	138	Vacant - Master Lease	1,526	\$ 1,831.20	\$ 1.20	\$ 457.80	\$ 0.30	\$ 2,289.00	\$ 27,468.00	10/1/2025	9/30/2026	N/A	
5	140	High Class Production	4,600	\$ 3,910.00	\$ 0.85	\$ 920.00	\$ 0.20	\$ 4,830.00	\$ 57,960.00	10/1/2022	9/30/2027	1 - 5 years	
6	144	Cindy's Beauty Saloon	970	\$ 950.00	\$ 0.98	\$ 291.00	\$ 0.30	\$ 1,241.00	\$ 14,892.00	1/1/2018	9/30/2030	1 - 5 years	
7	146	Properi-tee's Event Hall	2,742	\$ 2,742.00	\$ 1.00	\$ 822.60	\$ 0.30	\$ 3,564.60	\$ 42,775.20	3/1/2025	2/30/2030	2 - 5 Years	
8	148	Alexix Desiray Madrigal Game Room	7,693	\$ 6,539.05	\$ 0.85	\$ 2,307.90	\$ 0.30	\$ 8,846.95	\$ 106,163.40	4/1/2025	4/30/2030	1-5 Years	
9	150	Pamela Banks Regal Paradise Banquet Hall	10,691	\$ 8,552.80	\$ 0.80	\$ 3,207.30	\$ 0.30	\$ 11,760.10	\$ 141,121.20	7/1/2025	6/30/2030	1 - 10 years	
10	160	Hector - Warehouse	944	\$ 1,000.00	\$ 1.06	\$ -	\$ -	\$ 1,000.00	\$ 12,000.00	6/1/2025	5/30/2030	1 - 5 years	
11	180	Vacant - Warehouse	1,786										
		TOTAL	36,752	\$ 31,381.05	\$ 1.13	\$ 9,806.60	\$ 0.23	\$ 41,187.65	\$ 494,251.80				

NOTES

104 - Rent Bump 11/01/2025 : Base rent: \$3,690 plus NNN \$1,080

138 - Master Lease for 12 months - Lease Agreement was not renew on July 31 2025

150 - First rent starts on October 01, 2025

Occupancy: 95.14%