

1050 State Avenue Rent Roll/Effective 3/1/25

Unit Name:	Tenant:	ASF:	Base Rent/MO	Est NNN/Mo	Lease Expiration:
Coffee Stand	Taneal Carlson	n/a	\$1,368.00		
Gym	Jamie/Laura Ehling	15,600	\$14,700.00	\$2025.82	3/31/29
Lizzy's Pawn/Jewelry	Marysville Pawn & Jewelry LLC	6,932	\$8,290.45	\$892.71	2/28/27
Laundromat	Craig & Carla Wells	4,000	\$6,110.69	\$515.04	12/31/33
TOTAL:		26,532	\$30,469.14	\$3,433.60	

ANNUAL BASE RENT:	\$365,145.00
ANNUAL NNN:	\$ 41,203.20
Base Rent – Parking Lot Maintenance	- \$ 4,800.00 (deducted from Base rent/Pawn)
Totals:	\$360,345.00
Annual NNN Income:	\$ 41,203.20
Net Operating Income: \$	\$360,345.00
CAP RATE:	9.6%

Landlord has reduced base rent \$400/monthly for parking lot/cleaning from Pawn shop as noted above.