

Industrial Lease Terms	
Lessee	Tempter, LLC
Lessor	Little Mo 2, LLC
Premises	13310 Little Morongo Road, Building 1, Unit A, Desert Hot Springs, CA 92240

Lease Terms	Start	End
Initial Lease Term (7 Year)	6/1/2025	5/31/2032
Lease Option 1 (5 Year)	6/1/2032	5/1/2037
Lease Option 2 (5 Year)	6/1/2037	5/1/2042

	Gross Income	NOI	Cap Rate
Year 1	\$1,027,800.00	\$824,404.91	10.31%
Year 2	\$1,147,075.10	\$943,680.00	11.80%
Year 3	\$1,203,148.70	\$1,013,553.60	12.67%
Year 4	\$1,223,623.77	\$1,034,028.67	12.93%
Year 5	\$1,244,508.34	\$1,054,913.25	13.19%
Year 6	\$1,265,810.61	\$1,076,215.51	13.46%
Year 7	\$1,287,538.92	\$1,097,943.82	13.73%

Annual Income Summary							
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Annual Base Rent	\$984,000.00	\$1,003,680.00	\$1,023,753.60	\$1,044,228.67	\$1,065,113.25	\$1,086,415.51	\$1,108,143.82
Security Guard	\$43,800.00	\$43,800.00	\$43,800.00	\$43,800.00	\$43,800.00	\$43,800.00	\$43,800.00
Property Taxes	\$0.00	\$99,595.10	\$99,595.10	\$99,595.10	\$99,595.10	\$99,595.10	\$99,595.10
CAM	\$0.00	\$0.00	\$36,000.00	\$36,000.00	\$36,000.00	\$36,000.00	\$36,000.00
Total Income	\$1,027,800.00	\$1,147,075.10	\$1,203,148.70	\$1,223,623.77	\$1,244,508.34	\$1,265,810.61	\$1,287,538.92

Year 1													
Month	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026	Total
Base Rent	\$82,000.00	\$82,000.00	\$82,000.00	\$82,000.00	\$82,000.00	\$82,000.00	\$82,000.00	\$82,000.00	\$82,000.00	\$82,000.00	\$82,000.00	\$82,000.00	\$984,000.00
Security Guard	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$43,800.00
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
CAM	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Total Income	\$85,650.00	\$1,027,800.00											

Year 2													
Month	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	January 2027	February 2027	March 2027	April 2027	May 2027	Total
Base Rent	\$83,640.00	\$83,640.00	\$83,640.00	\$83,640.00	\$83,640.00	\$83,640.00	\$83,640.00	\$83,640.00	\$83,640.00	\$83,640.00	\$83,640.00	\$83,640.00	\$1,003,680.00
Security Guard	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$43,800.00
Property Taxes	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$99,595.10
CAM	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Total Income	\$95,589.59	\$1,147,075.10											

Year 3													
Month	June 2027	July 2027	August 2027	September 2027	October 2027	November 2027	December 2027	January 2028	February 2028	March 2028	April 2028	May 2028	Total
Base Rent	\$85,312.80	\$85,312.80	\$85,312.80	\$85,312.80	\$85,312.80	\$85,312.80	\$85,312.80	\$85,312.80	\$85,312.80	\$85,312.80	\$85,312.80	\$85,312.80	\$1,023,753.60
Security Guard	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$43,800.00
Property Taxes	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$99,595.10
CAM	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$36,000.00
Total Income	\$100,262.39	\$1,203,148.70											

Year 4													
Month	June 2028	July 2028	August 2028	September 2028	October 2028	November 2028	December 2028	January 2029	February 2029	March 2029	April 2029	May 2029	Total
Base Rent	\$87,019.06	\$87,019.06	\$87,019.06	\$87,019.06	\$87,019.06	\$87,019.06	\$87,019.06	\$87,019.06	\$87,019.06	\$87,019.06	\$87,019.06	\$87,019.06	\$1,044,228.67
Security Guard	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$43,800.00
Property Taxes	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$99,595.10
CAM	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$36,000.00
Total Income	\$101,968.65	\$1,223,623.77											

Year 5													
Month	June 2029	July 2029	August 2029	September 2029	October 2029	November 2029	December 2029	January 2030	February 2030	March 2030	April 2030	May 2030	Total
Base Rent	\$88,759.44	\$88,759.44	\$88,759.44	\$88,759.44	\$88,759.44	\$88,759.44	\$88,759.44	\$88,759.44	\$88,759.44	\$88,759.44	\$88,759.44	\$88,759.44	\$1,065,113.25
Security Guard	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$43,800.00
Property Taxes	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$99,595.10
CAM	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$36,000.00
Total Income	\$103,709.03	\$1,244,508.34											

Year 6													
Month	June 2030	July 2030	August 2030	September 2030	October 2030	November 2030	December 2030	January 2031	February 2031	March 2031	April 2031	May 2031	Total
Base Rent	\$90,534.63	\$90,534.63	\$90,534.63	\$90,534.63	\$90,534.63	\$90,534.63	\$90,534.63	\$90,534.63	\$90,534.63	\$90,534.63	\$90,534.63	\$90,534.63	\$1,086,415.51
Security Guard	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$43,800.00
Property Taxes	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$99,595.10
CAM	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$36,000.00
Total Income	\$105,484.22	\$1,265,810.61											

Year 7													
Month	June 2031	July 2031	August 2031	September 2031	October 2031	November 2031	December 2031	January 2032	February 2032	March 2032	April 2032	May 2032	Total
Base Rent	\$92,345.32	\$92,345.32	\$92,345.32	\$92,345.32	\$92,345.32	\$92,345.32	\$92,345.32	\$92,345.32	\$92,345.32	\$92,345.32	\$92,345.32	\$92,345.32	\$1,108,143.82
Security Guard	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$43,800.00
Property Taxes	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$8,299.59	\$99,595.10
CAM	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$36,000.00
Total Income	\$107,294.91	\$1,287,538.92											