

Rent Roll, 252 Airport Road

Tenant	Suite #	USF	Termination Date	Base Lease Rate	BLR/M	(term BLR)	NNN	NNN/M	Notes
Genex	Suite 3	7,082	11.30.26	\$10.75	\$6,344.29	12.1.24-11.30.25	1.545	911.808	Option for early termination after 12.1.2025
Ashburn Roofing	Suite 1B & 2	3,088	1.31.2026	\$10.30	\$2,650.53	2.1.25-1.31.26	2.16	555.84	2x 3-year renewals, 3% annual increases
Allen Lund	Suite 1A	3,074	7.31.2027	\$12.83	\$3,286.82	8.1.24-7.31.25	2.16	553.32	pays additional \$487.15/M for G&E
		USF	13,244		\$12,281.65	M/NOI			
		RSF	14,224		\$147,379.78	Yr/NOI			
		Public Record SF	15,000		\$2,500,000.00	Asking Price			
					5.90%	CAP Rate			



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