

545 Rowlett Rent Roll

Suite | Business | SQFT | Monthly Income | Start Date | Term

TOTAL SQFT: 10,500

Suite A & B Enagic - | 6500 SF | \$ 10,833.33 | 07/01/2023 - 06/30/2026 | 3 years
Suite C | Retail - Dainty Fashion | 900 SF | \$1500.00 | 07/01/2025 - 06/30/2028 | 3 years
Suite D | Beauty Salon I 1,300 SF | \$1,475 Month to Month
Suite E | Garland Massage | 1,800 SF | \$2,400.00 | 02/01/2024 - 01/31/2029 | 5 years

Suite A & B Lease (Jul 1, 2023 – Jun 30, 2026): -

Water and Trash \$250/ mo.

07/01/2023 – 06/30/2024 | \$9,750.00 / mo | \$117,000.00 / yr
07/01/2024 – 06/30/2025 | \$10,291.67 / mo | \$123,500.00 / yr
07/01/2025 – 06/30/2026 | \$10,833.33 / mo | \$130,000.00 / yr

Suite C Dainty Fashion Lease (July 1, 2025 - June 30, 2028): -

Water and Trash \$50/ mo.

07/01/2025 - 06/30/2026 | \$1,500.00 / mo | \$18,000.00 / yr
07/01/2026 - 06/30/2027 | \$1,550.00 / mo | \$18,600.00 / yr
07/01/2027 - 06/30/2028 | \$1,600.00 / mo | \$19,200.00 / yr

Suite D I Beauty Salon Lease

\$1,475 Month to Month

Suite E Garland Massage Lease (Feb 1, 2024 – Jan 31, 2029): -

Water and Trash \$100/ mo.

Feb 1, 2024 – Jan 31, 2029): - Water and Trash \$100/ mo.
02/01/2024 – 01/31/2025 | \$2,200.00 / mo | \$26,400.00 / yr
02/01/2025 – 01/31/2026 | \$2,400.00 / mo | \$28,800.00 / yr
02/01/2026 – 01/31/2027 | \$2,600.00 / mo | \$31,200.00 / yr
02/01/2027 – 01/31/2028 | \$2,800.00 / mo | \$33,600.00 / yr
02/01/2028 – 01/31/2029 | \$3,000.00 / mo | \$36,000.00 / yr

Total Monthly Income: \$16,208.00

Expenses:

Taxes: \$19,229.00
Insurance: \$6,500.00
Water: \$3,600.00
Maintenance: \$1,440.00

Caprice Michelle LLC, Broker / Contact: (214) 789-7364

All information deemed reliable, but buyer and buyer's agent to verify.