

Property **Grand Fir, LLC Property - Belgrade, MT**

Bump **3.00%**

Unit #	Description	Sq. Ft.	% use	Type	Year 1 -(2025)	
					\$/SF/YR	\$/YR
A	Showroom	1,730	14.0%	4.6%	\$ 14.00	\$ 228,900.00
B	Main Offices	2,360		6.3%		
C	Upstairs Apartment	1,160		3.1%		
D	Main W/H	6,440	29.7%	17.2%		
E	East Wing W/H	2,160		5.8%		
F	West Wing w/H	2,500		6.7%		
G	South Side New W/H	10,500	41.2%	28.1%	\$ 55.38	\$ 231,694.29
H	North Side New W/H	4,900		13.1%		
I	Basement Apartment	1,765	4.7%	4.7%	\$ 10.40	\$ 18,360.00
J	Main Floor Apartment or Office	2,419	6.5%	6.5%	\$ 16.00	\$ 38,704.00
K	Former DayCare	1,484	4.0%	4.0%	\$ 16.48	\$ 24,456.32
L	Leased Yard Space (1)			0.0%		
	Other			0.0%		
		37,418	100%	100.0%	\$ 14.49	\$ 542,114.61

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Year 2 -(2026)		Year 3 -(2026)	
\$/SF/YR	\$/YR	\$/SF/YR	\$/YR
\$ 8.52	\$235,767.00	\$ 8.78	\$ 242,840.01
\$ 15.50	\$238,645.12	\$ 15.96	\$ 245,804.47
\$ 10.71	\$ 18,910.80	\$ 11.04	\$ 19,478.12
\$ 16.48	\$ 39,865.12	\$ 16.97	\$ 41,061.07
\$ 16.97	\$ 25,190.01	\$ 17.48	\$ 25,945.71
\$ 14.92	\$558,378.05	\$ 15.37	\$ 575,129.39