

15002 TRADESMAN DR. STE. 1, SAN ANTONIO, TX 78249 / TOTAL of 4,904sf

			UNIT 1 LEASE PAYMENTS with \$0.50/SF/YR Increases				
			3 to 5 Year Lease Term Option				
TOTAL RSF	12,000		1st Year	2nd Year	3rd Year	4th Year	5th Year
2026 ESTIMATED NNN EXPENSES	\$/RSF/YR	\$5.668					
% PRO-RATA SHARE OF NNN EXPENSES			40.87%	40.87%	40.87%	40.87%	40.87%
			TOTAL RSF	TOTAL RSF	TOTAL RSF	TOTAL RSF	TOTAL RSF
UNIT 1 (2,480sf HVAC + 2,032sf WH + 392sf Loading Doc Area)		TOTAL RSF	4,904	4,904	4,904	4,905	4,906
BASE RENTAL RATE		\$/RSF/YR	\$16.00	\$16.50	\$17.00	\$17.50	\$18.00
\$ /MONTH BASE RENT			\$ 6,538.67	\$ 6,743.00	\$ 6,947.33	\$ 7,153.13	\$ 7,359.00
BASED on 2026 ESTIMATED NNN EXPENSES			\$ 2,316.21	\$ 2,316.21	\$ 2,316.21	\$ 2,316.69	\$ 2,317.16
T. MTHLY LEASE PMNT INCLUDING EST. NNN EXP.			\$ 8,854.88	\$ 9,059.21	\$ 9,263.55	\$ 9,469.81	\$ 9,676.16