

Rent Roll	PSF	Annual	Monthly
<b>Tenant One</b>	<b>1,205</b>	<b>31.59%</b>	
9/9/25-9/8/26	\$24.76	\$29,836	\$2,486
9/9/26-9/30/27	\$25.50	\$30,728	\$2,561
<b>10/1/27-12/31/27</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$0</b>
1/1/28-12/31/28	\$24.00	\$28,920	\$2,410
1/1/29-12/31/29	\$24.72	\$29,788	\$2,482
1/1/30-12/31/30	\$25.46	\$30,681	\$2,557
<b>Tenant Two</b>	<b>752</b>	<b>19.71%</b>	
1/1/26-12/31/26	\$22.28	\$16,755	\$1,396
1/1/27-12/31/27	\$22.95	\$17,258	\$1,438
1/1/28-12/31/28	\$23.64	\$17,777	\$1,481
1/1/29-12/31/29	\$24.35	\$18,311	\$1,526
1/1/30-12/31/30	\$25.08	\$18,860	\$1,572
1/1/31-12/31/31	\$25.83	\$19,426	\$1,619
<b>Tenant Three</b>	<b>825</b>	<b>21.63%</b>	
1/1/26-12/31/26	\$18.01	\$14,856	\$1,238
1/1/27-12/31/27	\$18.55	\$15,300	\$1,275
1/1/28-12/31/28	\$19.10	\$15,756	\$1,313
1/1/29-12/31/29	\$19.67	\$16,224	\$1,352
1/1/30-12/31/30	\$20.26	\$16,716	\$1,393

8621 North Lombard					
	2026	2027	2028	2029	2030
Tenant One *	\$29,948	\$22,982	\$28,920	\$29,788	\$30,681
Tenant Two	\$16,755	\$17,258	\$17,777	\$18,311	\$18,860
Tenant Three	\$14,856	\$15,300	\$15,756	\$16,224	\$16,716
Tenant Four **	\$17,303	\$13,364	\$17,820	\$18,594	\$19,152
Total Rental Income	\$78,862	\$68,905	\$80,273	\$82,916	\$85,409
CAM Reimbursement	\$34,200	\$31,137	\$37,706	\$39,591	\$41,570
<b>Gross Revenue</b>	<b>\$113,062</b>	<b>\$100,042</b>	<b>\$117,979</b>	<b>\$122,507</b>	<b>\$126,979</b>
<b>OPEX</b>	<b>\$34,200</b>	<b>\$35,910</b>	<b>\$37,706</b>	<b>\$39,591</b>	<b>\$41,570</b>
<b>NOI</b>	<b>\$78,862</b>	<b>\$64,132</b>	<b>\$80,273</b>	<b>\$82,916</b>	<b>\$85,409</b>

Tenant Four	1,033	27.08%		Assume 2028 as stabilized proforma income year
4/1/25-3/31/26	\$16.75	\$17,304	\$1,442	
4/1/26-3/31/27	\$17.25	\$17,820	\$1,485	
4/1/27-6/30/27	\$0	\$0	\$0	* 3 yr renewal, 3 months rent & CAM abated
7/1/27-12/31/27	18.00	\$18,594	\$1,550	** 3 yr renewal, 3 months rent & CAM abated
1/1/28-12/31/28	\$19	\$19,152	\$1,596	
1/1/29-12/31/29	\$19.10	\$19,726	\$1,644	
1/1/30-3/31/31	\$19.67	\$20,318	\$1,693	