

UNIT	TENANT NAME	LEASE START	LEASE END	SQUARE FOOTAGE	TERM	MONTHLY RENT	MONTHLY CAM	YEARLY RENT + CAM
A	Icon Engineering Inc.	1/1/2024	12/31/2026	8,300	36 months	\$ 7,765.69	\$ 2,247.91	\$ 120,163.20
B	Opu LLC	3/1/2024	2/28/2027	3,600	36 months	\$ 3,150.00	\$ 975.00	\$ 49,500.00
C	Ginger Snap Studios LLC	6/1/2024	5/31/2026	920	24 months	\$ 1,500.00	\$ 306.67	\$ 21,680.04
D	Elle Salon Studio	9/1/2024	8/31/2029	713	60 months	\$ 975.00	\$ 193.00	\$ 14,016.00
E	KB Media	9/1/2024	8/31/2027	748	36 months	\$ 995.00	\$ 202.50	\$ 14,370.00
F	Get Tuxed	10/1/2024	9/30/2025	748	12 months	\$ 925.00	\$ 202.50	\$ 13,530.00
G,H,I	Cherokee Fight Sports LLC	8/1/2024	7/31/2029	1,942	60 months	\$ 2,650.00	\$ 526.00	\$ 38,112.00
J	Lusk Properties	10/1/2024	9/30/2029	644	60 months	\$ 775.00	\$ 175.00	\$ 11,400.00
K	Playful Hearts Counseling	8/1/2024	7/31/2027	812	36 months	\$ 956.00	\$ 220.00	\$ 14,112.00
L,O	Unbridled Couture	11/1/2024	10/31/2027	2,417	36 months	\$ 2,362.22	\$ 655.00	\$ 36,206.64
M	TBD	-	-	1,778	-	\$ 1,911.00	\$ 413.33	\$ 27,891.96
N	TBD	-	-	990	-	\$ 1,725.00	\$ 268.13	\$ 23,917.56
P	Hutson Builders LLC	4/1/2025	3/31/2030	1,400	60 months	\$ 1,500.00	\$ 379.00	\$ 22,548.00
TOTALS				25,012		\$ 25,464.91	\$ 6,495.91	\$ 407,447.40
							Expenses =	\$ 55,603.58

NOI	\$ 351,843.82
CAP Rate	7.82%