

**26333 Interstate 45  
Rent Rolls as of 7/20/2024**

Suite 1 Bintelli GC, LLC lease started 1/1/2024 3,710 sq ft lease until 12/31/2026 Start rate is \$21 per sq ft \$6,482 plus NNN with 2% annual rent bumps

Suite 2 Wall Beds n More started lease 7/165/2016 with 1,800 sq ft lease ends 7/31/2029 \$3,721.50 plus NNN

Suite 3 Texas Leather Interiors started lease 9/1/14 6,796 sq ft lease ends 8/31/2026 \$12,459 plus NNN

Suite 4 HaH Health, LLC started lease 5/15/2024 1,200 sq ft ends 5/31/2028 \$2,200 plus NNN fee

**Combined base rent monthly is \$24,862.50 x 12 = \$298,350**

**Cap rate at \$4M is 7.45**

