

15002 TRADESMAN DR. STE. 1, SAN ANTONIO, TX 78249 / TOTAL of 2,480sf							
			UNIT 1 LEASE PAYMENTS with \$0.50/SF/YR Increases				
TOTAL RSF	12,000		3 YEAR Lease Term with 2 x (1yr) Option to Extend				
2024 ESTIMATED NNN EXPENSES	\$/RSF/YR	\$5.630	1st Year	2nd Year	3rd Year	1st yr Opt. EXT	2nd yr Opt.EXT
% PRO-RATA SHARE OF NNN EXPENSES			30.000%	30.000%	30.000%	30.000%	30.000%
			TOTAL RSF	TOTAL RSF	TOTAL RSF	TOTAL RSF	TOTAL RSF
Unit 1 (2,480sf HVAC) 800sf WH & 320sf Loading Dock Area		TOTAL RSF	3,600	3,600	3,600	3,600	3,600
BASE RENTAL RATE		\$/RSF/YR	\$16.00	\$16.50	\$17.00	\$17.50	\$18.00
\$/MONTH BASE RENT			\$ 4,800.00	\$ 4,950.00	\$ 5,100.00	\$ 5,250.00	\$ 5,400.00
BASED on 2024 ESTIMATED NNN EXPENSES of \$5.63/RSF/YR			\$ 1,689.00	\$ 1,689.00	\$ 1,689.00	\$ 1,689.00	\$ 1,689.00
T. MTHLY LEASE PMNT INCLUDING EST. NNN EXP.			\$ 6,489.00	\$ 6,639.00	\$ 6,789.00	\$ 6,939.00	\$ 7,089.00

15002 TRADESMAN DR. STE. 1, SAN ANTONIO, TX 78249 / TOTAL of 4,904sf							
			UNIT 1 LEASE PAYMENTS with \$0.75/SF/YR Increases				
TOTAL RSF	12,000		3 YEAR Lease Term with 2 x (1yr) Options to Extend				
2024 ESTIMATED NNN EXPENSES	\$/RSF/YR	\$5.630	1st Year	2nd Year	3rd Year	1st yr Opt. EXT	2nd yr Opt.EXT
% PRO-RATA SHARE OF NNN EXPENSES			40.867%	40.867%	40.867%	40.867%	40.867%
			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	4,904	4,904
BASE RENTAL RATE		\$/RSF/YR	\$15.00	\$15.75	\$16.50	\$17.25	\$18.00
\$/MONTH BASE RENT			\$ 6,130.00	\$ 6,436.50	\$ 6,743.00	\$ 7,049.50	\$ 7,356.00
BASED on 2024 ESTIMATED NNN EXPENSES of \$5.63/RSF/YR			\$ 2,300.79	\$ 2,300.79	\$ 2,300.79	\$ 2,300.79	\$ 2,300.79
T. MTHLY LEASE PMNT INCLUDING EST. NNN EXP.			\$ 8,430.79	\$ 8,737.29	\$ 9,043.79	\$ 9,350.29	\$ 9,656.79

TOTAL ESTIMATED NNN EXPENSES FOR CALENDAR YEAR 2023 and BREAKDOWN PER UNIT							
		\$/SF/YR	T. \$/YEARLY	T. \$/YEARLY	TOTAL \$/YEAR	\$/MONTH	\$/MONTH
	\$ 5.630	TOTAL SF.	SF UNIT 1	SF UNIT 2	SF BOTH UNITS	SF UNIT 1	SF UNIT 2
CALENDAR YEAR 2024 ESTIMATES	100%	12,000	3,600	8,400	12,000	3,600	8,400
BCAD 2024 PROPERTY TAXES	\$ 53,133.78	\$4.428	\$ 15,940.13	\$ 37,193.65	\$ 53,133.78	\$ 1,328.34	\$ 3,099.47
2023 INSURANCE	\$ 5,341.00	\$0.445	\$ 1,602.30	\$ 3,738.70	\$ 5,341.00	\$ 133.53	\$ 311.56
2023 EST. CAM Expenses INCLD'S SAWS (Water/Sewer), TRASH, LANDSCAPE	\$ 9,019.00	\$0.752	\$ 2,705.70	\$ 6,313.30	\$ 9,019.00	\$ 225.48	\$ 526.11
TOTALS	\$ 67,493.78	\$5.624	\$ 20,248.13	\$ 47,245.65	\$ 67,493.78	\$ 1,687.34	\$ 3,937.14
UNIT 1 % of PRO-RATA SHARE OF NNN EXPENSES			30.000%	70.000%	UNIT 2 % PRO-RATA SHARE NNN EXPENSES		
UNIT 1 ESTIMATED TOTAL \$/MONTH FOR NNN EXPENSES			\$1,687.34	\$3,937.14	UNIT 2 EST. T. \$/MONTH for NNN EXPENSES		