

Rent Roll

Address/Tenant		Square Feet (Est.)	Term	Monthly Rent Current	Monthly Rent /SF	Annual Rent	Lease Structure
889-899 S. 1st Street							
Unit 1 -1 Bed - 1 Bath	Residential	700 SF	MTM	\$3,500	\$5.00 psf	\$42,000	LL pays for furnishings, water, trash
Unit 2 - 1 Bed - 1 Bath (Studio)	Residential	550 SF	MTM	\$3,300	\$6.00 psf	\$39,600	LL pays for furnishings, water, trash
Unit 3 - 1 Bed - 1 Bath	Residential	700 SF	MTM	\$3,000	\$4.29 psf	\$36,000	LL pays for furnishings, water, trash
Unit 4 - 1 Bed - 1 Bath (Studio)	Residential	550 SF	MTM	\$3,000	\$5.45 psf	\$36,000	LL pays for furnishings, water, trash
Unit 5 - 2 Bed - 1 Bath + Garage and Basement	Residential	925 SF	MTM	\$4,500	\$4.86 psf	\$54,000	LL pays for furnishings, water, trash
899 S. 1st Street Ground Floor Retail							
War Fitness Bay Area	Gym	1,025	10/1/2021-9/31/2026	\$3,400	\$3.32 psf	\$40,800	NNN Landlord Responsible for Roof and Structure
15 Oak Street Freestanding Retail							
Tenant since 2021, Would sign longer term lease	Alterations	800	MTM	\$2,400	\$3.00 psf	\$28,800	NNN Landlord Responsible for Roof and Structure
885 S. 1st Street							
Karaoke Hall Lounge/Event Space	Karaoke Hall Lounge	2,000	10/1/2021 - 9/30/2029	\$8,200	\$4.10 psf	\$98,400	NNN Landlord is Responsible for Roof and Sturcture
Current Totals:		7,250		\$31,300		\$375,600	
Occupied:		7,250	100%				

It is important to note that in each of the commercial leases the landlord has the right to terminate the leases with 90 days notice to tenant upon the sale of the building. This provides the buyer the ability to develop the property, or act as an owner user for one or more of the spaces.