

40 Brunswick Ave, Edison NJ Tenant Roster and Rent Roll as of May 2026												
Suite #	Office sf	Whs sf	Yard sf	Tenant	2026 annual rent gross	Price Per Sq Ft 2026 gross	Monthly Rent	Current lease Start	Current lease Expiration	Current lease Term	Lease Origination	Annual Percentage Increase
100	875 sf			Realtech Services LLC	\$ 17,552.00	\$ 20.06	\$ 1,462.67	5/1/2022	4/31/2027	5 yrs	2022	3%
101	1075 sf			Unity Healthcare LLC	\$ 21,729.00	\$ 20.21	\$ 1,810.75	8/1/2025	7/31/2028	3 yr	2022	2.5%
101B	1100 sf	6565 sf		Stanley Steamer/SSI	\$ 176,295.00	\$ 23.00	\$ 14,691.25	1/1/2026	12/31/2031	6 yrs	2003	4%
Yard space			2655 sf	Stanley Steamer Yard Space	\$ 16,872.00	\$ 6.35	\$ 1,406.00	1/1/2026	12/31/2031	6yrs	2022	4%
102	2200 sf			Music Forever LLC	\$ 46,240.68	\$ 21.02	\$ 3,853.39	5/1/2023	4/30/2028	5 yrs	2016	2%
102B		6600 sf		GA Flooring Co, Corp	\$ 155,583.11	\$ 23.57	\$ 12,965.26	9/1/2023	8/31/2026	3 yrs	2023	3%
103	570 sf	4156 sf		Galaxy Tile LLC	\$ 108,698.00	\$ 23.00	\$ 9,058.17	5/15/2026	5/14/2029	3yrs	2003	3%
				Galaxy Tile LLC Electric charge	\$ 14,400.00	\$ 3.05	\$ 1,200.00	5/15/2024	5/14/2026	3 yrs	2003	N/A
103B	3600 sf			NCR Corporation	\$ 82,863.17	\$ 23.02	\$ 6,905.26	8/1/2025	7/31/2028	3 yrs	2017	3%
				NCR Corporation Janitorial charge	\$ 11,520.00	\$ 3.20	\$ 960.00	8/1/2020	7/31/2028	2 yrs	2017	N/A
104/100B	1900 sf	2200 sf		Cell Revolution	\$ 90,896.00	\$ 22.17	\$ 7,574.67	2/1/2020	4/31/2028	5 yrs	2023	3%
104B	340 sf	4870 sf		Pandora Toys and Novelties	\$ 108,810.00	\$ 20.88	\$ 9,067.50	10/1/2025	9/30/2030	5 yrs	2025	3%
105	4220 sf			Webway 360 Inc	\$ 36,925.02	\$ 8.75	\$ 3,077.09	10/1/2025	9/30/2030	5 yrs	2025	4%
105B	756 sf	6700 sf		Powermaster Suspension Corp	\$ 151,747.95	\$ 20.35	\$ 12,645.66	2/1/2024	1/31/2030	6 yrs	2024	7%
200	1185 sf			Virtue America LLC	\$ 20,441.00	\$ 17.25	\$ 1,703.42	5/1/2026	4/30/2026	5 yrs	2026	4%
201	1032 sf			Atlas Concrete Corp	\$ 30,384.00	\$ 29.44	\$ 2,532.00	5/1/2026	4/30/2027	1 yr	2010	3%
201B	1900 sf			United Consulting Hub	\$ 32,775.00	\$ 17.25	\$ 2,731.25	4/15/2026	4/14/2031	5 yrs	2026	4%
202	1113 sf	507 sf		BJ Mcglone Inc	\$ 24,404.01	\$ 14.42	\$ 2,033.67	4/1/2025	3/28/2028	3yrs	2023	3%
203	870 sf			JM Information Systems, LLC	\$ 17,268.56	\$ 19.85	\$ 1,439.05	7/1/2024	6/31/2026	2 yrs	2019	4%
204	892 sf			BrightBird Technologies	\$ 17,374.64	\$ 19.48	\$ 1,447.89	9/15/2023	9/14/2028	5 yrs	2019	3%
205	870 sf			VYSoft Solutions	\$ 17,524.00	\$ 20.14	\$ 1,460.33	2/1/2025	1/31/2028	2 yrs	2023	4%
206	1399 sf			Pharmaline Technologies	\$ 24,251.48	\$ 17.33	\$ 2,020.96	5/1/2024	4/30/2029	5 yrs	2024	3%
207	1053 sf			Magnum Cargo LLC	\$ 23,474.20	\$ 22.29	\$ 1,956.18	11/1/2020	10/31/2021	1 yr	2015	N/A
210	3460 sf			DrazCollects LLC	\$ 52,100.04	\$ 15.06	\$ 4,341.67	5/1/2025	4/30/2028	3 yrs	2024	6%
Yard only			11640 sf	Landscape Design Strategies 11,640 of yard space only	\$ 41,255.68	\$ 3.54	\$ 3,437.97	5/1/2023	4/30/2028	5 yrs	2015	3%
Yard only			7000 sf	Precision Fence Co. Yard Space	\$ 37,440.00	\$ 5.35	\$3,120	4/1/2025	3/30/2029	3 yr	2025	4%
Totals	30410 sf	32,197 sf										
Total BLDG			21295 sf	Gross Rent Annual/Monthly	\$ 1,378,824.54		\$ 114,902.05					

Magnum Cargo suite 207 is currently month to month

Webway 360 is getting free net rent for 1st yr staring 10/1/2025 to 9/30/2026 at 10/1/2026 annual rent increase from \$23,210 to \$78,070

Total Building expenses for 2025 are \$334,086.

2026 projected gross rental	January	February	March	April	May	June	July	August	September	October	November	December	Annual Rent		
Tenant															
Realtech Services LLC	\$ 1,434.00	\$ 1,434.00	\$ 1,434.00	\$ 1,434.00	\$ 1,477.00	\$ 1,477.00	\$ 1,477.00	\$ 1,477.00	\$ 1,477.00	\$ 1,477.00	\$ 1,477.00	\$ 1,477.00	\$ 17,552.00		
Unity Healthcare LLC	\$ 1,792.00	\$ 1,792.00	\$ 1,792.00	\$ 1,792.00	\$ 1,792.00	\$ 1,792.00	\$ 1,792.00	\$ 1,837.00	\$ 1,837.00	\$ 1,837.00	\$ 1,837.00	\$ 1,837.00	\$ 21,729.00		
Stanley Steamer/SSI	\$ 14,691.00	\$ 14,691.00	\$ 14,691.00	\$ 14,691.00	\$ 14,691.00	\$ 14,691.00	\$ 14,691.00	\$ 14,691.00	\$ 14,691.00	\$ 14,691.00	\$ 14,691.00	\$ 14,691.00	\$ 176,292.00		
Stanley Steamer Yard Space	\$ 1,406.00	\$ 1,406.00	\$ 1,406.00	\$ 1,406.00	\$ 1,406.00	\$ 1,406.00	\$ 1,406.00	\$ 1,406.00	\$ 1,406.00	\$ 1,406.00	\$ 1,406.00	\$ 1,406.00	\$ 16,872.00		
Music Forever LLC	\$ 3,802.67	\$ 3,802.67	\$ 3,802.67	\$ 3,802.67	\$ 3,878.75	\$ 3,878.75	\$ 3,878.75	\$ 3,878.75	\$ 3,878.75	\$ 3,878.75	\$ 3,878.75	\$ 3,878.75	\$ 46,240.68		
GA Flooring Co, Corp	\$ 12,836.89	\$ 12,836.89	\$ 12,836.89	\$ 12,836.89	\$ 12,836.89	\$ 12,836.89	\$ 12,836.89	\$ 12,836.89	\$ 13,222.00	\$ 13,222.00	\$ 13,222.00	\$ 13,222.00	\$ 155,583.12		
Galaxy Tile LLC	\$ 6,786.50	\$ 6,786.50	\$ 6,786.50	\$ 6,786.50	\$ 6,786.50	\$ 9,058.17	\$ 9,058.17	\$ 9,058.17	\$ 9,058.17	\$ 9,058.17	\$ 9,058.17	\$ 9,058.17	\$ 97,339.69		
Galaxy Tile LLC Electric charge	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 14,400.00		
NCR Corporation*	\$ 6,391.08	\$ 6,391.08	\$ 6,391.08	\$ 6,391.08	\$ 6,391.08	\$ 6,391.08	\$ 6,391.08	\$ 6,582.83	\$ 6,582.83	\$ 6,582.83	\$ 6,582.83	\$ 6,582.83	\$ 77,651.71		
NCR Corporation Janitorial charge	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 13,704.00		
Cell Revolution	\$ 7,426.00	\$ 7,426.00	\$ 7,426.00	\$ 7,426.00	\$ 7,649.00	\$ 7,649.00	\$ 7,649.00	\$ 7,649.00	\$ 7,649.00	\$ 7,649.00	\$ 7,649.00	\$ 7,649.00	\$ 90,896.00		
Pandora Toys and Novelties	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 108,810.00		
Webay 360 Inc	\$ 1,934.17	\$ 1,934.17	\$ 1,934.17	\$ 1,934.17	\$ 1,934.17	\$ 1,934.17	\$ 1,934.17	\$ 1,934.17	\$ 1,934.17	\$ 6,505.83	\$ 6,505.83	\$ 6,505.83	\$ 36,925.02		
Powermaster Suspension Corp	\$ 11,842.58	\$ 12,718.67	\$ 12,718.67	\$ 12,718.67	\$ 12,718.67	\$ 12,718.67	\$ 12,718.67	\$ 12,718.67	\$ 12,718.67	\$ 12,718.67	\$ 12,718.67	\$ 12,718.67	\$ 151,747.95		
Virtue America LLC				\$ 1,365.62	\$ 2,371.25	\$ 2,371.25	\$ 2,371.25	\$ 2,371.25	\$ 2,371.25	\$ 2,371.25	\$ 2,371.25	\$ 2,371.25	\$ 20,335.62		
Atlas Concrete Corp	\$ 2,532.00	\$ 2,532.00	\$ 2,532.00	\$ 2,532.00	\$ 2,532.00	\$ 2,532.00	\$ 2,532.00	\$ 2,532.00	\$ 2,532.00	\$ 2,532.00	\$ 2,532.00	\$ 2,532.00	\$ 30,384.00		
United Consulting Hub					\$ 2,731.25	\$ 2,731.25	\$ 2,731.25	\$ 2,731.25	\$ 2,731.25	\$ 2,731.25	\$ 2,731.25	\$ 2,731.25	\$ 21,850.00		
BJ Mcglone Inc	\$ 1,988.93	\$ 1,988.93	\$ 1,988.93	\$ 2,048.58	\$ 2,048.58	\$ 2,048.58	\$ 2,048.58	\$ 2,048.58	\$ 2,048.58	\$ 2,048.58	\$ 2,048.58	\$ 2,048.58	\$ 24,404.01		
JM Information Systems, LLC	\$ 1,410.83	\$ 1,410.83	\$ 1,410.83	\$ 1,410.83	\$ 1,410.83	\$ 1,410.83	\$ 1,467.26	\$ 1,467.26	\$ 1,467.26	\$ 1,467.26	\$ 1,467.26	\$ 1,467.26	\$ 17,268.54		
BrightBird Technologies	\$ 1,419.50	\$ 1,419.50	\$ 1,419.50	\$ 1,419.50	\$ 1,462.08	\$ 1,462.08	\$ 1,462.08	\$ 1,462.08	\$ 1,462.08	\$ 1,462.08	\$ 1,462.08	\$ 1,462.08	\$ 17,374.64		
VYSoft Solutions	\$ 1,409.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 17,524.00		
Pharmaline Technologies	\$ 1,981.33	\$ 1,981.33	\$ 1,981.33	\$ 1,981.33	\$ 2,040.77	\$ 2,040.77	\$ 2,040.77	\$ 2,040.77	\$ 2,040.77	\$ 2,040.77	\$ 2,040.77	\$ 2,040.77	\$ 24,251.48		
Magnum Cargo LLC	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 28,169.04		
DrazCollects LLC	\$ 4,166.67	\$ 4,166.67	\$ 4,166.67	\$ 4,166.67	\$ 4,429.17	\$ 4,429.17	\$ 4,429.17	\$ 4,429.17	\$ 4,429.17	\$ 4,429.17	\$ 4,429.17	\$ 4,429.17	\$ 52,100.04		
Landscape Design Strategies 11,640 sf yard space only	\$ 3,370.58	\$ 3,370.58	\$ 3,370.58	\$ 3,370.58	\$ 3,471.67	\$ 3,471.67	\$ 3,471.67	\$ 3,471.67	\$ 3,471.67	\$ 3,471.67	\$ 3,471.67	\$ 3,471.67	\$ 41,255.68		
Precision Fence (7200 sf yard space)	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,120.00	\$ 3,120.00	\$ 3,120.00	\$ 3,120.00	\$ 3,120.00	\$ 3,120.00	\$ 3,120.00	\$ 3,120.00	\$ 3,120.00	\$ 37,080.00		
Gross Rent Annual/Monthly	\$ 105,311.15	\$ 106,243.24	\$ 106,243.24	\$ 107,788.51	\$ 112,333.08	\$ 114,604.75	\$ 114,661.18	\$ 114,897.93	\$ 115,283.04	\$ 120,124.70	\$ 120,124.70	\$ 120,124.70	\$ 1,357,740.22		
Annual gross rental													\$ 1,357,740.22		
Blue shade indicates projected income based on lease expiration and current percentage increase. No tenant has lease options, subject to owner negotiations only.															
Webway suite 105 rent increases from \$1934.17 to \$6505.83 as of October 1 2026															

2027 projected gross rental	January	February	March	April	May	June	July	August	September	October	November	December	Annual Rent
Tenant													
Realtech Services LLC	\$ 1,477.00	\$ 1,477.00	\$ 1,477.00	\$ 1,477.00	\$ 1,477.02	\$ 1,477.02	\$ 1,477.02	\$ 1,477.02	\$ 1,477.02	\$ 1,477.02	\$ 1,477.02	\$ 1,477.02	\$ 17,724.16
Unity Healthcare LLC	\$ 1,837.00	\$ 1,837.00	\$ 1,837.00	\$ 1,837.00	\$ 1,837.00	\$ 1,837.00	\$ 1,837.00	\$ 1,883.00	\$ 1,883.00	\$ 1,883.00	\$ 1,883.00	\$ 1,883.00	\$ 22,274.00
Stanley Steamer/SSI	\$ 15,279.00	\$ 15,279.00	\$ 15,279.00	\$ 15,279.00	\$ 15,279.00	\$ 15,279.00	\$ 15,279.00	\$ 15,279.00	\$ 15,279.00	\$ 15,279.00	\$ 15,279.00	\$ 15,279.00	\$ 183,348.00
Stanley Steamer Yard Space	\$ 1,462.00	\$ 1,462.00	\$ 1,462.00	\$ 1,462.00	\$ 1,462.00	\$ 1,462.00	\$ 1,462.00	\$ 1,462.00	\$ 1,462.00	\$ 1,462.00	\$ 1,462.00	\$ 1,462.00	\$ 17,544.00
Music Forever LLC	\$ 3,878.75	\$ 3,878.75	\$ 3,878.75	\$ 3,878.75	\$ 3,956.25	\$ 3,956.25	\$ 3,956.25	\$ 3,956.25	\$ 3,956.25	\$ 3,956.25	\$ 3,956.25	\$ 3,956.25	\$ 47,165.00
GA Flooring Co, Corp	\$ 13,222.00	\$ 13,222.00	\$ 13,222.00	\$ 13,222.00	\$ 13,222.00	\$ 13,222.00	\$ 13,222.00	\$ 13,222.00	\$ 13,222.00	\$ 13,618.66	\$ 13,618.66	\$ 13,618.66	\$ 160,250.64
Galaxy Tile LLC	\$ 9,058.17	\$ 9,058.17	\$ 9,058.17	\$ 9,058.17	\$ 9,058.17	\$ 9,329.92	\$ 9,329.92	\$ 9,329.92	\$ 9,329.92	\$ 9,329.92	\$ 9,329.92	\$ 9,329.92	\$ 110,600.29
Galaxy Tile LLC Electric charge	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 14,400.00
NCR Corporation*	\$ 6,582.83	\$ 6,582.83	\$ 6,582.83	\$ 6,582.83	\$ 6,582.83	\$ 6,582.83	\$ 6,582.83	\$ 6,582.83	\$ 6,780.33	\$ 6,780.33	\$ 6,780.33	\$ 6,780.33	\$ 79,981.46
NCR Corporation Janitorial charge	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 13,704.00
Cell Revolution	\$ 7,649.00	\$ 7,649.00	\$ 7,649.00	\$ 7,649.00	\$ 7,879.00	\$ 7,879.00	\$ 7,879.00	\$ 7,879.00	\$ 7,879.00	\$ 7,879.00	\$ 7,879.00	\$ 7,879.00	\$ 93,628.00
Pandora Toys and Novelties	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 9,270.00	\$ 9,548.00	\$ 9,548.00	\$ 112,074.00
Webway 360 Inc	\$ 6,505.83	\$ 6,505.83	\$ 6,505.83	\$ 6,505.83	\$ 6,505.83	\$ 6,505.83	\$ 6,505.83	\$ 6,505.83	\$ 6,505.83	\$ 6,505.83	\$ 6,766.08	\$ 6,766.08	\$ 78,850.71
Powermaster Suspension Corp	\$ 12,718.67	\$ 13,594.75	\$ 13,594.75	\$ 13,594.75	\$ 13,594.75	\$ 13,594.75	\$ 13,594.75	\$ 13,594.75	\$ 13,594.75	\$ 13,594.75	\$ 13,594.75	\$ 13,594.75	\$ 162,260.92
Virtue America LLC	\$ 1,703.41	\$ 1,703.41	\$ 1,703.41	\$ 1,703.41	\$ 1,771.58	\$ 1,771.58	\$ 1,771.58	\$ 1,771.58	\$ 1,771.58	\$ 1,771.58	\$ 1,771.58	\$ 1,771.58	\$ 20,986.28
Atlas Concrete Corp	\$ 2,532.00	\$ 2,532.00	\$ 2,532.00	\$ 2,532.00	\$ 2,607.96	\$ 2,607.96	\$ 2,607.96	\$ 2,607.96	\$ 2,607.96	\$ 2,607.96	\$ 2,607.96	\$ 2,607.96	\$ 30,991.68
United Consulting Hub	\$ 2,731.25	\$ 2,731.25	\$ 2,731.25	\$ 2,731.25	\$ 2,840.50	\$ 2,840.50	\$ 2,840.50	\$ 2,840.50	\$ 2,840.50	\$ 2,840.50	\$ 2,840.50	\$ 2,840.50	\$ 33,649.00
BJ Mcglone Inc	\$ 2,048.58	\$ 2,048.58	\$ 2,048.58	\$ 2,110.00	\$ 2,110.00	\$ 2,110.00	\$ 2,110.00	\$ 2,110.00	\$ 2,110.00	\$ 2,110.00	\$ 2,110.00	\$ 2,110.00	\$ 25,135.74
JM Information Systems, LLC	\$ 1,467.26	\$ 1,467.26	\$ 1,467.26	\$ 1,467.26	\$ 1,467.26	\$ 1,467.26	\$ 1,467.26	\$ 1,525.95	\$ 1,525.95	\$ 1,525.95	\$ 1,525.95	\$ 1,525.95	\$ 17,959.26
BrightBird Technologies	\$ 1,462.08	\$ 1,462.08	\$ 1,462.08	\$ 1,462.08	\$ 1,505.92	\$ 1,505.92	\$ 1,505.92	\$ 1,505.92	\$ 1,505.92	\$ 1,505.92	\$ 1,505.92	\$ 1,505.92	\$ 17,895.68
VYSoft Solutions	\$ 1,465.00	\$ 1,523.60	\$ 1,523.60	\$ 1,523.60	\$ 1,523.60	\$ 1,523.60	\$ 1,523.60	\$ 1,523.60	\$ 1,523.60	\$ 1,523.60	\$ 1,523.60	\$ 1,523.60	\$ 18,224.60
Pharmaline Technologies	\$ 2,040.77	\$ 2,040.77	\$ 2,040.77	\$ 2,040.77	\$ 2,101.98	\$ 2,101.98	\$ 2,101.98	\$ 2,101.98	\$ 2,101.98	\$ 2,101.98	\$ 2,101.98	\$ 2,101.98	\$ 24,978.92
Magnum Cargo LLC	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 28,169.04
DrazCollects LLC	\$ 4,429.17	\$ 4,429.17	\$ 4,429.17	\$ 4,429.17	\$ 4,691.67	\$ 4,691.67	\$ 4,691.67	\$ 4,691.67	\$ 4,691.67	\$ 4,691.67	\$ 4,691.67	\$ 4,691.67	\$ 55,250.04
Landscape Design Strategies 11,640 of yard space only	\$ 3,471.67	\$ 3,471.67	\$ 3,471.67	\$ 3,471.67	\$ 3,575.83	\$ 3,575.83	\$ 3,575.83	\$ 3,575.83	\$ 3,575.83	\$ 3,575.83	\$ 3,575.83	\$ 3,575.83	\$ 42,493.32
Precision Fence	\$ 3,120.00	\$ 3,120.00	\$ 3,120.00	\$ 3,244.83	\$ 3,244.83	\$ 3,244.83	\$ 3,244.83	\$ 3,244.83	\$ 3,244.83	\$ 3,244.83	\$ 3,244.83	\$ 3,244.83	\$ 38,563.47
Gross Rent Annual/Monthly	\$ 120,100.86	\$ 121,035.54	\$ 121,035.54	\$ 121,221.79	\$ 122,254.40	\$ 122,526.15	\$ 122,584.84	\$ 122,828.34	\$ 123,225.00	\$ 123,763.25	\$ 123,763.25	\$ 123,763.25	\$ 1,468,102.21
Annual gross rental													\$ 1,468,102.21
Blue shade indicates projected income based on lease expiration and current percentage increase. No tenant has lease options, subject to owner negotiations only.													

2028 projected gross rental	January	February	March	April	May	June	July	August	September	October	November	December	Annual Rent
Tenant													
Realtech Services LLC	\$ 1,477.02	\$ 1,477.02	\$ 1,477.02	\$ 1,477.02	\$ 1,521.33	\$ 1,521.33	\$ 1,521.33	\$ 1,521.33	\$ 1,521.33	\$ 1,521.33	\$ 1,521.33	\$ 1,521.33	\$ 18,078.72
Unity Healthcare LLC	\$ 1,883.00	\$ 1,883.00	\$ 1,883.00	\$ 1,883.00	\$ 1,883.00	\$ 1,883.00	\$ 1,883.00	\$ 1,883.00	\$ 1,883.00	\$ 1,883.00	\$ 1,883.00	\$ 1,883.00	\$ 22,596.00
Stanley Steamer/SSI	\$ 15,890.00	\$ 15,890.00	\$ 15,890.00	\$ 15,890.00	\$ 15,890.00	\$ 15,890.00	\$ 15,890.00	\$ 15,890.00	\$ 15,890.00	\$ 15,890.00	\$ 15,890.00	\$ 15,890.00	\$ 190,680.00
Stanley Steamer Yard Space	\$ 1,521.00	\$ 1,521.00	\$ 1,521.00	\$ 1,521.00	\$ 1,521.00	\$ 1,521.00	\$ 1,521.00	\$ 1,521.00	\$ 1,521.00	\$ 1,521.00	\$ 1,521.00	\$ 1,521.00	\$ 18,252.00
Music Forever LLC	\$ 3,956.25	\$ 3,956.25	\$ 3,956.25	\$ 3,956.25	\$ 4,035.38	\$ 4,035.38	\$ 4,035.38	\$ 4,035.38	\$ 4,035.38	\$ 4,035.38	\$ 4,035.38	\$ 4,035.38	\$ 48,108.04
GA Flooring Co, Corp	\$ 13,618.66	\$ 13,618.66	\$ 13,618.66	\$ 13,618.66	\$ 13,618.66	\$ 13,618.66	\$ 13,618.66	\$ 13,618.66	\$ 14,027.22	\$ 14,027.22	\$ 14,027.22	\$ 14,027.22	\$ 165,058.16
Galaxy Tile LLC	\$ 9,329.92	\$ 9,329.92	\$ 9,329.92	\$ 9,329.92	\$ 9,329.92	\$ 9,609.81	\$ 9,609.81	\$ 9,609.81	\$ 9,609.81	\$ 9,609.81	\$ 9,609.81	\$ 9,609.81	\$ 113,918.27
Galaxy Tile LLC Electric charge	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 14,400.00
NCR Corporation*	\$ 6,780.33	\$ 6,780.33	\$ 6,780.33	\$ 6,780.33	\$ 6,780.33	\$ 6,780.33	\$ 6,780.33	\$ 6,983.74	\$ 6,983.74	\$ 6,983.74	\$ 6,983.74	\$ 6,983.74	\$ 82,381.01
NCR Corporation Janitorial charge	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 13,704.00
Cell Revolution	\$ 7,879.00	\$ 7,879.00	\$ 7,879.00	\$ 7,879.00	\$ 8,115.37	\$ 8,115.37	\$ 8,115.37	\$ 8,115.37	\$ 8,115.37	\$ 8,115.37	\$ 8,115.37	\$ 8,115.37	\$ 96,438.96
Pandora Toys and Novelties	\$ 9,548.00	\$ 9,548.00	\$ 9,548.00	\$ 9,548.00	\$ 9,548.00	\$ 9,548.00	\$ 9,548.00	\$ 9,548.00	\$ 9,548.00	\$ 9,834.44	\$ 9,834.44	\$ 9,834.44	\$ 115,435.32
Webway 360 Inc	\$ 6,766.08	\$ 6,766.08	\$ 6,766.08	\$ 6,766.08	\$ 6,766.08	\$ 6,766.08	\$ 6,766.08	\$ 6,766.08	\$ 6,766.08	\$ 7,033.33	\$ 7,033.33	\$ 7,033.33	\$ 81,994.71
Powermaster Suspension Corp	\$ 13,594.75	\$ 14,470.83	\$ 14,470.83	\$ 14,470.83	\$ 14,470.83	\$ 14,470.83	\$ 14,470.83	\$ 14,470.83	\$ 14,470.83	\$ 14,470.83	\$ 14,470.83	\$ 14,470.83	\$ 172,773.88
Virtue America LLC	\$ 1,771.58	\$ 1,771.58	\$ 1,771.58	\$ 1,771.58	\$ 1,842.42	\$ 1,842.42	\$ 1,842.42	\$ 1,842.42	\$ 1,842.42	\$ 1,842.42	\$ 1,842.42	\$ 1,842.42	\$ 21,825.68
Atlas Concrete Corp	\$ 2,607.96	\$ 2,607.96	\$ 2,607.96	\$ 2,607.96	\$ 2,686.19	\$ 2,686.19	\$ 2,686.19	\$ 2,686.19	\$ 2,686.19	\$ 2,686.19	\$ 2,686.19	\$ 2,686.19	\$ 31,921.36
United Consulting Hub	\$ 2,840.50	\$ 2,840.50	\$ 2,840.50	\$ 2,840.50	\$ 2,954.08	\$ 2,954.08	\$ 2,954.08	\$ 2,954.08	\$ 2,954.08	\$ 2,954.08	\$ 2,954.08	\$ 2,954.08	\$ 34,994.64
BJ Mcglone Inc	\$ 2,110.00	\$ 2,110.00	\$ 2,110.00	\$ 2,173.30	\$ 2,173.30	\$ 2,173.30	\$ 2,173.30	\$ 2,173.30	\$ 2,173.30	\$ 2,173.30	\$ 2,173.30	\$ 2,173.30	\$ 25,889.70
JM Information Systems, LLC	\$ 1,525.95	\$ 1,525.95	\$ 1,525.95	\$ 1,525.95	\$ 1,525.95	\$ 1,525.95	\$ 1,586.98	\$ 1,586.98	\$ 1,586.98	\$ 1,586.98	\$ 1,586.98	\$ 1,586.98	\$ 18,677.58
BrightBird Technologies	\$ 1,505.92	\$ 1,505.92	\$ 1,505.92	\$ 1,505.92	\$ 1,551.10	\$ 1,551.10	\$ 1,551.10	\$ 1,551.10	\$ 1,551.10	\$ 1,551.10	\$ 1,551.10	\$ 1,551.10	\$ 18,432.48
VYSoft Solutions	\$ 1,523.60	\$ 1,584.54	\$ 1,584.54	\$ 1,584.54	\$ 1,584.54	\$ 1,584.54	\$ 1,584.54	\$ 1,584.54	\$ 1,584.54	\$ 1,584.54	\$ 1,584.54	\$ 1,584.54	\$ 18,953.54
Pharmaline Technologies	\$ 2,101.98	\$ 2,101.98	\$ 2,101.98	\$ 2,101.98	\$ 2,165.06	\$ 2,165.06	\$ 2,165.06	\$ 2,165.06	\$ 2,165.06	\$ 2,165.06	\$ 2,165.06	\$ 2,165.06	\$ 25,728.40
Magnum Cargo LLC	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 28,169.04
DrazCollects LLC	\$ 4,691.67	\$ 4,691.67	\$ 4,691.67	\$ 4,691.67	\$ 4,973.17	\$ 4,973.17	\$ 4,973.17	\$ 4,973.17	\$ 4,973.17	\$ 4,973.17	\$ 4,973.17	\$ 4,973.17	\$ 58,552.04
Landscape Design Strategies 11,640 of <u>yard space only</u>	\$ 3,575.83	\$ 3,575.83	\$ 3,575.83	\$ 3,575.83	\$ 3,683.10	\$ 3,683.10	\$ 3,683.10	\$ 3,683.10	\$ 3,683.10	\$ 3,683.10	\$ 3,683.10	\$ 3,683.10	\$ 43,768.12
Precision Fence	\$ 3,244.83	\$ 3,244.83	\$ 3,244.83	\$ 3,374.58	\$ 3,374.58	\$ 3,374.58	\$ 3,374.58	\$ 3,374.58	\$ 3,374.58	\$ 3,374.58	\$ 3,374.58	\$ 3,374.58	\$ 40,105.71
Gross Rent Annual/Monthly	\$ 124,433.25	\$ 125,370.27	\$ 125,370.27	\$ 125,563.32	\$ 126,682.81	\$ 126,962.70	\$ 127,023.73	\$ 127,227.14	\$ 127,635.70	\$ 128,189.39	\$ 128,189.39	\$ 128,189.39	\$ 1,520,837.36
Annual gross rental													\$ 1,520,837.36
Blue shade indicates projected income based on lease expiration and current percentage increase. No tenant has lease options, subject to owner negotiations only.													

2029 projected gross rental	January	February	March	April	May	June	July	August	September	October	November	December	Annual Rent
Tenant													
Realtech Services LLC	\$ 1,521.33	\$ 1,521.33	\$ 1,521.33	\$ 1,521.33	\$ 1,566.97	\$ 1,566.97	\$ 1,566.97	\$ 1,566.97	\$ 1,566.97	\$ 1,566.97	\$ 1,566.97	\$ 1,566.97	\$ 18,621.08
Unity Healthcare LLC	\$ 1,930.08	\$ 1,930.08	\$ 1,930.08	\$ 1,930.08	\$ 1,930.08	\$ 1,930.08	\$ 1,930.08	\$ 1,978.33	\$ 1,978.33	\$ 1,978.33	\$ 1,978.33	\$ 1,978.33	\$ 23,402.21
Stanley Steamer/SSI	\$ 16,526.00	\$ 16,526.00	\$ 16,526.00	\$ 16,526.00	\$ 16,526.00	\$ 16,526.00	\$ 16,526.00	\$ 16,526.00	\$ 16,526.00	\$ 16,526.00	\$ 16,526.00	\$ 16,526.00	\$ 198,312.00
Stanley Steamer Yard Space	\$ 1,582.00	\$ 1,582.00	\$ 1,582.00	\$ 1,582.00	\$ 1,582.00	\$ 1,582.00	\$ 1,582.00	\$ 1,582.00	\$ 1,582.00	\$ 1,582.00	\$ 1,582.00	\$ 1,582.00	\$ 18,984.00
Music Forever LLC	\$ 4,035.38	\$ 4,035.38	\$ 4,035.38	\$ 4,035.38	\$ 4,116.08	\$ 4,116.08	\$ 4,116.08	\$ 4,116.08	\$ 4,116.08	\$ 4,116.08	\$ 4,116.08	\$ 4,116.08	\$ 49,070.16
GA Flooring Co, Corp	\$ 14,027.22	\$ 14,027.22	\$ 14,027.22	\$ 14,027.22	\$ 14,027.22	\$ 14,027.22	\$ 14,027.22	\$ 14,027.22	\$ 14,448.03	\$ 14,448.03	\$ 14,448.03	\$ 14,448.03	\$ 170,009.88
Galaxy Tile LLC	\$ 9,609.81	\$ 9,609.81	\$ 9,609.81	\$ 9,609.81	\$ 9,609.81	\$ 9,898.10	\$ 9,898.10	\$ 9,898.10	\$ 9,898.10	\$ 9,898.10	\$ 9,898.10	\$ 9,898.10	\$ 117,335.75
Galaxy Tile LLC Electric charge	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 14,400.00
NCR Corporation*	\$ 6,983.74	\$ 6,983.74	\$ 6,983.74	\$ 6,983.74	\$ 6,983.74	\$ 6,983.74	\$ 6,983.74	\$ 7,193.25	\$ 7,193.25	\$ 7,193.25	\$ 7,193.25	\$ 7,193.25	\$ 84,852.43
NCR Corporation Janitorial charge	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 13,704.00
Cell Revolution	\$ 8,115.37	\$ 8,115.37	\$ 8,115.37	\$ 8,115.37	\$ 8,358.83	\$ 8,358.83	\$ 8,358.83	\$ 8,358.83	\$ 8,358.83	\$ 8,358.83	\$ 8,358.83	\$ 8,358.83	\$ 99,332.12
Pandora Toys and Novelties	\$ 9,834.44	\$ 9,834.44	\$ 9,834.44	\$ 9,834.44	\$ 9,834.44	\$ 9,834.44	\$ 9,834.44	\$ 9,834.44	\$ 9,834.44	\$ 10,129.47	\$ 10,129.47	\$ 10,129.47	\$ 118,898.37
Webway 360 Inc	\$ 7,033.33	\$ 7,033.33	\$ 7,033.33	\$ 7,033.33	\$ 7,033.33	\$ 7,033.33	\$ 7,033.33	\$ 7,033.33	\$ 7,033.33	\$ 7,314.67	\$ 7,314.67	\$ 7,314.67	\$ 85,243.98
Powermaster Suspension Corp	\$ 14,470.83	\$ 15,346.92	\$ 15,346.92	\$ 15,346.92	\$ 15,346.92	\$ 15,346.92	\$ 15,346.92	\$ 15,346.92	\$ 15,346.92	\$ 15,346.92	\$ 15,346.92	\$ 15,346.92	\$ 183,286.95
Virtue America LLC	\$ 1,842.42	\$ 1,842.42	\$ 1,842.42	\$ 1,842.42	\$ 1,916.08	\$ 1,916.08	\$ 1,916.08	\$ 1,916.08	\$ 1,916.08	\$ 1,916.08	\$ 1,916.08	\$ 1,916.08	\$ 22,698.32
Atlas Concrete Corp	\$ 2,686.19	\$ 2,686.19	\$ 2,686.19	\$ 2,686.19	\$ 2,766.77	\$ 2,766.77	\$ 2,766.77	\$ 2,766.77	\$ 2,766.77	\$ 2,766.77	\$ 2,766.77	\$ 2,766.77	\$ 32,878.92
United Consulting Hub	\$ 2,954.08	\$ 2,954.08	\$ 2,954.08	\$ 2,954.08	\$ 3,072.25	\$ 3,072.25	\$ 3,072.25	\$ 3,072.25	\$ 3,072.25	\$ 3,072.25	\$ 3,072.25	\$ 3,072.25	\$ 36,394.32
BJ Mcglone Inc	\$ 2,173.30	\$ 2,173.30	\$ 2,173.30	\$ 2,238.50	\$ 2,238.50	\$ 2,238.50	\$ 2,238.50	\$ 2,238.50	\$ 2,238.50	\$ 2,238.50	\$ 2,238.50	\$ 2,238.50	\$ 26,666.40
JM Information Systems, LLC	\$ 1,586.98	\$ 1,586.98	\$ 1,586.98	\$ 1,586.98	\$ 1,586.98	\$ 1,586.98	\$ 1,650.45	\$ 1,650.45	\$ 1,650.45	\$ 1,650.45	\$ 1,650.45	\$ 1,650.45	\$ 19,424.58
BrightBird Technologies	\$ 1,551.10	\$ 1,551.10	\$ 1,551.10	\$ 1,551.10	\$ 1,597.63	\$ 1,597.63	\$ 1,597.63	\$ 1,597.63	\$ 1,597.63	\$ 1,597.63	\$ 1,597.63	\$ 1,597.63	\$ 18,985.44
VYSoft Solutions	\$ 1,584.54	\$ 1,647.93	\$ 1,647.93	\$ 1,647.93	\$ 1,647.93	\$ 1,647.93	\$ 1,647.93	\$ 1,647.93	\$ 1,647.93	\$ 1,647.93	\$ 1,647.93	\$ 1,647.93	\$ 19,711.77
Pharmaline Technologies	\$ 2,165.06	\$ 2,165.06	\$ 2,165.06	\$ 2,165.06	\$ 2,230.01	\$ 2,230.01	\$ 2,230.01	\$ 2,230.01	\$ 2,230.01	\$ 2,230.01	\$ 2,230.01	\$ 2,230.01	\$ 26,500.32
Magnum Cargo LLC	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 28,169.04
DrazCollects LLC	\$ 4,973.17	\$ 4,973.17	\$ 4,973.17	\$ 4,973.17	\$ 5,271.56	\$ 5,271.56	\$ 5,271.56	\$ 5,271.56	\$ 5,271.56	\$ 5,271.56	\$ 5,271.56	\$ 5,271.56	\$ 62,065.16
Landscape Design Strategies 11,640 of yard space only	\$ 3,683.10	\$ 3,683.10	\$ 3,683.10	\$ 3,683.10	\$ 3,793.60	\$ 3,793.60	\$ 3,793.60	\$ 3,793.60	\$ 3,793.60	\$ 3,793.60	\$ 3,793.60	\$ 3,793.60	\$ 45,081.20
Precision Fence	\$ 3,374.58	\$ 3,374.58	\$ 3,374.58	\$ 3,509.56	\$ 3,509.56	\$ 3,509.56	\$ 3,509.56	\$ 3,509.56	\$ 3,509.56	\$ 3,509.56	\$ 3,509.56	\$ 3,509.56	\$ 41,709.78
Gross Rent Annual/Monthly	\$ 128,933.47	\$ 129,872.95	\$ 129,872.95	\$ 130,073.13	\$ 131,235.71	\$ 131,524.00	\$ 131,587.47	\$ 131,845.23	\$ 132,266.04	\$ 132,842.41	\$ 132,842.41	\$ 132,842.41	\$ 1,575,738.18
Annual gross rental													\$ 1,575,738.18
Blue shade indicates projected income based on lease expiration and current percentage increase. No tenant has lease options, subject to owner negotiations only.													

2030 projected gross rental	January	February	March	April	May	June	July	August	September	October	November	December	Annual Rent
Tenant													
Realtech Services LLC	\$ 1,566.97	\$ 1,566.97	\$ 1,566.97	\$ 1,566.97	\$ 1,613.98	\$ 1,613.98	\$ 1,613.98	\$ 1,613.98	\$ 1,613.98	\$ 1,613.98	\$ 1,613.98	\$ 1,613.98	\$ 19,179.72
Unity Healthcare LLC	\$ 1,978.33	\$ 1,978.33	\$ 1,978.33	\$ 1,978.33	\$ 1,978.33	\$ 1,978.33	\$ 1,978.33	\$ 2,027.79	\$ 2,027.79	\$ 2,027.79	\$ 2,027.79	\$ 2,027.79	\$ 23,987.26
Stanley Steamer-SSI	\$ 17,187.00	\$ 17,187.00	\$ 17,187.00	\$ 17,187.00	\$ 17,187.00	\$ 17,187.00	\$ 17,187.00	\$ 17,187.00	\$ 17,187.00	\$ 17,187.00	\$ 17,187.00	\$ 17,187.00	\$ 206,244.00
Stanley Steamer Yard Space	\$ 1,645.00	\$ 1,645.00	\$ 1,645.00	\$ 1,645.00	\$ 1,645.00	\$ 1,645.00	\$ 1,645.00	\$ 1,645.00	\$ 1,645.00	\$ 1,645.00	\$ 1,645.00	\$ 1,645.00	\$ 19,740.00
Music Forever LLC	\$ 4,116.08	\$ 4,116.08	\$ 4,116.08	\$ 4,116.08	\$ 4,198.40	\$ 4,198.40	\$ 4,198.40	\$ 4,198.40	\$ 4,198.40	\$ 4,198.40	\$ 4,198.40	\$ 4,198.40	\$ 50,051.52
GA Flooring Co, Corp	\$ 14,448.03	\$ 14,448.03	\$ 14,448.03	\$ 14,448.03	\$ 14,448.03	\$ 14,448.03	\$ 14,448.03	\$ 14,448.03	\$ 14,881.47	\$ 14,881.47	\$ 14,881.47	\$ 14,881.47	\$ 175,110.12
Galaxy Tile LLC	\$ 9,898.10	\$ 9,898.10	\$ 9,898.10	\$ 9,898.10	\$ 9,898.10	\$ 10,195.04	\$ 10,195.04	\$ 10,195.04	\$ 10,195.04	\$ 10,195.04	\$ 10,195.04	\$ 10,195.04	\$ 120,855.78
Galaxy Tile LLC Electric charge	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 14,400.00
NCR Corporation*	\$ 7,193.25	\$ 7,193.25	\$ 7,193.25	\$ 7,193.25	\$ 7,193.25	\$ 7,193.25	\$ 7,193.25	\$ 7,409.05	\$ 7,409.05	\$ 7,409.05	\$ 7,409.05	\$ 7,409.05	\$ 87,398.00
NCR Corporation Janitorial charge	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 13,704.00
Cell Revolution	\$ 8,358.83	\$ 8,358.83	\$ 8,358.83	\$ 8,358.83	\$ 8,609.60	\$ 8,609.60	\$ 8,609.60	\$ 8,609.60	\$ 8,609.60	\$ 8,609.60	\$ 8,609.60	\$ 8,609.60	\$ 102,312.12
Pandora Toys and Novelties	\$ 10,129.47	\$ 10,129.47	\$ 10,129.47	\$ 10,129.47	\$ 10,129.47	\$ 10,129.47	\$ 10,129.47	\$ 10,129.47	\$ 10,129.47	\$ 10,433.35	\$ 10,433.35	\$ 10,433.35	\$ 122,465.28
Webway 360 Inc.	\$ 7,314.67	\$ 7,314.67	\$ 7,314.67	\$ 7,314.67	\$ 7,314.67	\$ 7,314.67	\$ 7,314.67	\$ 7,314.67	\$ 7,314.67	\$ 7,607.26	\$ 7,607.26	\$ 7,607.26	\$ 88,653.81
Powermaster Suspension Corp	\$ 15,346.92	\$ 16,421.20	\$ 16,421.20	\$ 16,421.20	\$ 16,421.20	\$ 16,421.20	\$ 16,421.20	\$ 16,421.20	\$ 16,421.20	\$ 16,421.20	\$ 16,421.20	\$ 16,421.20	\$ 195,980.12
Virtue America LLC	\$ 1,916.08	\$ 1,916.08	\$ 1,916.08	\$ 1,916.08	\$ 1,992.67	\$ 1,992.67	\$ 1,992.67	\$ 1,992.67	\$ 1,992.67	\$ 1,992.67	\$ 1,992.67	\$ 1,992.67	\$ 23,605.68
Atlas Concrete Corp	\$ 2,766.77	\$ 2,766.77	\$ 2,766.77	\$ 2,766.77	\$ 2,849.77	\$ 2,849.77	\$ 2,849.77	\$ 2,849.77	\$ 2,849.77	\$ 2,849.77	\$ 2,849.77	\$ 2,849.77	\$ 33,865.24
United Consulting Hub	\$ 3,072.03	\$ 3,072.03	\$ 3,072.03	\$ 3,072.03	\$ 3,195.17	\$ 3,195.17	\$ 3,195.17	\$ 3,195.17	\$ 3,195.17	\$ 3,195.17	\$ 3,195.17	\$ 3,195.17	\$ 37,849.46
BJ Mcglone Inc	\$ 2,238.50	\$ 2,238.50	\$ 2,238.50	\$ 2,305.65	\$ 2,305.65	\$ 2,305.65	\$ 2,305.65	\$ 2,305.65	\$ 2,305.65	\$ 2,305.65	\$ 2,305.65	\$ 2,305.65	\$ 27,466.35
JM Information Systems, LLC	\$ 1,650.45	\$ 1,650.45	\$ 1,650.45	\$ 1,650.45	\$ 1,650.45	\$ 1,650.45	\$ 1,716.46	\$ 1,716.46	\$ 1,716.46	\$ 1,716.46	\$ 1,716.46	\$ 1,716.46	\$ 20,201.46
BrightBird Technologies	\$ 1,597.93	\$ 1,597.93	\$ 1,597.93	\$ 1,597.93	\$ 1,645.55	\$ 1,645.55	\$ 1,645.55	\$ 1,645.55	\$ 1,645.55	\$ 1,645.55	\$ 1,645.55	\$ 1,645.55	\$ 19,556.12
VYSoft Solutions	\$ 1,647.93	\$ 1,713.84	\$ 1,713.84	\$ 1,713.84	\$ 1,713.84	\$ 1,713.84	\$ 1,713.84	\$ 1,713.84	\$ 1,713.84	\$ 1,713.84	\$ 1,713.84	\$ 1,713.84	\$ 20,500.17
Pharmaline Technologies	\$ 2,230.01	\$ 2,230.01	\$ 2,230.01	\$ 2,230.01	\$ 2,296.91	\$ 2,296.91	\$ 2,296.91	\$ 2,296.91	\$ 2,296.91	\$ 2,296.91	\$ 2,296.91	\$ 2,296.91	\$ 27,295.32
Magnum Cargo LLC	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 28,169.04
DrazCollects LLC	\$ 5,271.56	\$ 5,271.56	\$ 5,271.56	\$ 5,271.56	\$ 5,587.85	\$ 5,587.85	\$ 5,587.85	\$ 5,587.85	\$ 5,587.85	\$ 5,587.85	\$ 5,587.85	\$ 5,587.85	\$ 65,789.04
Landscape Design Strategies 11,640 of <u>yard space only</u>	\$ 3,793.60	\$ 3,793.60	\$ 3,793.60	\$ 3,793.60	\$ 3,907.41	\$ 3,907.41	\$ 3,907.41	\$ 3,907.41	\$ 3,907.41	\$ 3,907.41	\$ 3,907.41	\$ 3,907.41	\$ 46,433.68
Precision Fence	\$ 3,509.56	\$ 3,509.56	\$ 3,509.56	\$ 3,649.94	\$ 3,649.94	\$ 3,649.94	\$ 3,649.94	\$ 3,649.94	\$ 3,649.94	\$ 3,649.94	\$ 3,649.94	\$ 3,649.94	\$ 43,378.14
Gross Rent Annual/Monthly	\$ 133,566.49	\$ 134,706.68	\$ 134,706.68	\$ 134,914.21	\$ 136,121.66	\$ 136,418.60	\$ 136,484.61	\$ 136,749.87	\$ 137,183.31	\$ 137,779.78	\$ 137,779.78	\$ 137,779.78	\$ 1,634,191.43
Annual gross rental													\$ 1,634,191.43
Blue shade indicates projected income based on lease expiration and current percentage increase. No tenant has lease options, subject to owner negotiations only.													

2031 projected gross rental	January	February	March	April	May	June	July	August	September	October	November	December	Annual Rent
Tenant													
Realtech Services LLC	\$ 1,613.98	\$ 1,613.98	\$ 1,613.98	\$ 1,613.98	\$ 1,662.40	\$ 1,662.40	\$ 1,662.40	\$ 1,662.40	\$ 1,662.40	\$ 1,662.40	\$ 1,662.40	\$ 1,662.40	\$ 19,755.12
Unity Healthcare LLC	\$ 2,027.79	\$ 2,027.79	\$ 2,027.79	\$ 2,027.79	\$ 2,027.79	\$ 2,027.79	\$ 2,027.79	\$ 2,078.48	\$ 2,078.48	\$ 2,078.48	\$ 2,078.48	\$ 2,078.48	\$ 24,586.93
Stanley Steamer-SSI	\$ 17,874.00	\$ 17,874.00	\$ 17,874.00	\$ 17,874.00	\$ 17,874.00	\$ 17,874.00	\$ 17,874.00	\$ 17,874.00	\$ 17,874.00	\$ 17,874.00	\$ 17,874.00	\$ 17,874.00	\$ 214,488.00
Stanley Steamer Yard Space	\$ 1,711.00	\$ 1,711.00	\$ 1,711.00	\$ 1,711.00	\$ 1,711.00	\$ 1,711.00	\$ 1,711.00	\$ 1,711.00	\$ 1,711.00	\$ 1,711.00	\$ 1,711.00	\$ 1,711.00	\$ 20,532.00
Music Forever LLC	\$ 4,198.40	\$ 4,198.40	\$ 4,198.40	\$ 4,198.40	\$ 4,282.37	\$ 4,282.37	\$ 4,282.37	\$ 4,282.37	\$ 4,282.37	\$ 4,282.37	\$ 4,282.37	\$ 4,282.37	\$ 51,052.56
GA Flooring Co, Corp	\$ 14,881.47	\$ 14,881.47	\$ 14,881.47	\$ 14,881.47	\$ 14,881.47	\$ 14,881.47	\$ 14,881.47	\$ 14,881.47	\$ 15,327.92	\$ 15,327.92	\$ 15,327.92	\$ 15,327.92	\$ 180,363.44
Galaxy Tile LLC	\$ 10,195.04	\$ 10,195.04	\$ 10,195.04	\$ 10,195.04	\$ 10,195.04	\$ 10,500.89	\$ 10,500.89	\$ 10,500.89	\$ 10,500.89	\$ 10,500.89	\$ 10,500.89	\$ 10,500.89	\$ 124,481.43
Galaxy Tile LLC Electric charge	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 14,400.00
NCR Corporation*	\$ 7,409.05	\$ 7,409.05	\$ 7,409.05	\$ 7,409.05	\$ 7,409.05	\$ 7,409.05	\$ 7,409.05	\$ 7,631.32	\$ 7,631.32	\$ 7,631.32	\$ 7,631.32	\$ 7,631.32	\$ 90,019.95
NCR Corporation Janitorial charge	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 1,142.00	\$ 13,704.00
Cell Revolution	\$ 8,609.60	\$ 8,609.60	\$ 8,609.60	\$ 8,609.60	\$ 8,867.88	\$ 8,867.88	\$ 8,867.88	\$ 8,867.88	\$ 8,867.88	\$ 8,867.88	\$ 8,867.88	\$ 8,867.88	\$ 105,381.44
Pandora Toys and Novelties	\$ 10,433.35	\$ 10,433.35	\$ 10,433.35	\$ 10,433.35	\$ 10,433.35	\$ 10,433.35	\$ 10,433.35	\$ 10,433.35	\$ 10,433.35	\$ 10,746.35	\$ 10,746.35	\$ 10,746.35	\$ 126,139.20
Webway 360 Inc.	\$ 7,607.26	\$ 7,607.26	\$ 7,607.26	\$ 7,607.26	\$ 7,607.26	\$ 7,607.26	\$ 7,607.26	\$ 7,607.26	\$ 7,607.26	\$ 7,911.55	\$ 7,911.55	\$ 7,911.55	\$ 92,199.99
Powermaster Suspension Corp	\$ 16,421.20	\$ 17,570.69	\$ 17,570.69	\$ 17,570.69	\$ 17,570.69	\$ 17,570.69	\$ 17,570.69	\$ 17,570.69	\$ 17,570.69	\$ 17,570.69	\$ 17,570.69	\$ 17,570.69	\$ 209,698.79
Virtue America LLC	\$ 1,992.67	\$ 1,992.67	\$ 1,992.67	\$ 1,992.67	\$ 2,072.37	\$ 2,072.37	\$ 2,072.37	\$ 2,072.37	\$ 2,072.37	\$ 2,072.37	\$ 2,072.37	\$ 2,072.37	\$ 24,549.64
Atlas Concrete Corp	\$ 2,849.77	\$ 2,849.77	\$ 2,849.77	\$ 2,849.77	\$ 2,935.26	\$ 2,935.26	\$ 2,935.26	\$ 2,935.26	\$ 2,935.26	\$ 2,935.26	\$ 2,935.26	\$ 2,935.26	\$ 34,881.16
United Consulting Hub	\$ 3,195.17	\$ 3,195.17	\$ 3,195.17	\$ 3,195.17	\$ 3,322.97	\$ 3,322.97	\$ 3,322.97	\$ 3,322.97	\$ 3,322.97	\$ 3,322.97	\$ 3,322.97	\$ 3,322.97	\$ 39,364.44
BJ Mcglone Inc	\$ 2,305.65	\$ 2,305.65	\$ 2,305.65	\$ 2,374.82	\$ 2,374.82	\$ 2,374.82	\$ 2,374.82	\$ 2,374.82	\$ 2,374.82	\$ 2,374.82	\$ 2,374.82	\$ 2,374.82	\$ 28,290.33
JM Information Systems, LLC	\$ 1,716.46	\$ 1,716.46	\$ 1,716.46	\$ 1,716.46	\$ 1,716.46	\$ 1,716.46	\$ 1,785.11	\$ 1,856.51	\$ 1,856.51	\$ 1,856.51	\$ 1,856.51	\$ 1,856.51	\$ 21,366.42
BrightBird Technologies	\$ 1,645.55	\$ 1,645.55	\$ 1,645.55	\$ 1,645.55	\$ 1,694.91	\$ 1,694.91	\$ 1,694.91	\$ 1,694.91	\$ 1,694.91	\$ 1,694.91	\$ 1,694.91	\$ 1,694.91	\$ 20,141.48
VYSoft Solutions	\$ 1,713.84	\$ 1,782.40	\$ 1,782.40	\$ 1,782.40	\$ 1,782.40	\$ 1,782.40	\$ 1,782.40	\$ 1,782.40	\$ 1,782.40	\$ 1,782.40	\$ 1,782.40	\$ 1,782.40	\$ 21,320.24
Pharmaline Technologies	\$ 2,296.91	\$ 2,296.91	\$ 2,296.91	\$ 2,296.91	\$ 2,365.81	\$ 2,365.81	\$ 2,365.81	\$ 2,365.81	\$ 2,365.81	\$ 2,365.81	\$ 2,365.81	\$ 2,365.81	\$ 28,114.12
Magnum Cargo LLC	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 2,347.42	\$ 28,169.04
DrazCollects LLC	\$ 5,587.85	\$ 5,587.85	\$ 5,587.85	\$ 5,587.85	\$ 5,923.13	\$ 5,923.13	\$ 5,923.13	\$ 5,923.13	\$ 5,923.13	\$ 5,923.13	\$ 5,923.13	\$ 5,923.13	\$ 69,736.44
Landscape Design Strategies 11,640 of <u>yard space only</u>	\$ 3,907.41	\$ 3,907.41	\$ 3,907.41	\$ 3,907.41	\$ 4,024.63	\$ 4,024.63	\$ 4,024.63	\$ 4,024.63	\$ 4,024.63	\$ 4,024.63	\$ 4,024.63	\$ 4,024.63	\$ 47,826.68
Precision Fence	\$ 3,649.94	\$ 3,649.94	\$ 3,649.94	\$ 3,795.93	\$ 3,795.93	\$ 3,795.93	\$ 3,795.93	\$ 3,795.93	\$ 3,795.93	\$ 3,795.93	\$ 3,795.93	\$ 3,795.93	\$ 45,113.19
Gross Rent Annual/Monthly	\$ 138,532.78	\$ 139,750.83	\$ 139,750.83	\$ 139,965.99	\$ 141,220.41	\$ 141,526.26	\$ 141,594.91	\$ 141,939.27	\$ 142,385.72	\$ 143,003.01	\$ 143,003.01	\$ 143,003.01	\$ 1,695,676.03
Annual gross rental													\$ 1,695,676.03
Blue shade indicates projected income based on lease expiration and current percentage increase. No tenant has lease options, subject to owner negotiations only.													

McGlone Realty Resources LP

Expense Item	2018		2019		2020		2021		2022		2023		2024		2025**	
	Amount	Per SF	Amount	Per SF	Amount	Per SF	Amount	Per SF	Amount	Per SF	Amount	Per SF	Amount	Per SF	Amount	Per SF
Real Estate Taxes	\$148,111	\$2.36	\$151,972	\$2.42	\$158,141	\$2.52	\$159,658	\$2.54	\$160,276	\$2.55	\$160,220	\$2.55	\$161,035	\$2.56	\$160,836	\$2.56
Utilities	\$81,478	\$1.30	\$85,222	\$1.36	\$74,231	\$1.18	\$73,735	\$1.17	\$72,975	\$1.16	\$68,360	\$1.09	\$71,226	\$1.13	\$73,000	\$1.16
Building Maintenance	\$29,816	\$0.47	\$38,860	\$0.62	\$28,433	\$0.45	\$22,469	\$0.36	\$25,115	\$0.40	\$23,484	\$0.37	\$27,449	\$0.44	\$18,000	\$0.29
Landscape and Grounds	\$28,756	\$0.46	\$12,834	\$0.20	\$11,208	\$0.18	\$15,923	\$0.25	\$14,228	\$0.23	\$8,447	\$0.13	\$15,455	\$0.25	\$15,000	\$0.24
Insurance	\$19,984	\$0.32	\$19,228	\$0.31	\$19,969	\$0.32	\$19,830	\$0.32	\$19,683	\$0.31	\$23,236	\$0.37	\$25,563	\$0.41	\$26,000	\$0.41
Water and Sewer	\$17,888	\$0.28	\$23,450	\$0.37	\$23,679	\$0.38	\$16,134	\$0.26	\$9,631	\$0.15	\$12,102	\$0.19	\$12,249	\$0.20	\$12,200	\$0.19
Janitorial Service	\$17,695	\$0.28	\$19,929	\$0.32	\$22,236	\$0.35	\$25,513	\$0.41	\$27,301	\$0.43	\$28,665	\$0.46	\$22,268	\$0.35	\$20,000	\$0.32
Sundry	\$100	\$0.00	\$291	\$0.00	\$150	\$0.00	\$150	\$0.00	\$151	\$0.00	\$151	\$0.00	\$512	\$0.01	\$500	\$0.01
Accounting	\$5,000	\$0.08	\$5,000	\$0.08	\$5,000	\$0.08	\$5,000	\$0.08	\$5,000	\$0.08	\$7,500	\$0.12	\$1,550	\$0.02	\$1,550	\$0.02
Trash Removal	\$4,325	\$0.07	\$4,574	\$0.07	\$4,664	\$0.07	\$5,599	\$0.09	\$3,278	\$0.05	\$3,093	\$0.05	\$3,215	\$0.05	\$3,000	\$0.05
Bank Charges	\$246	\$0.00	\$233	\$0.00	\$147	\$0.00	\$130	\$0.00	\$132	\$0.00	\$3,161	\$0.05	\$3,997	\$0.06	\$4,000	\$0.06
Totals	\$353,399	\$5.63	\$361,593	\$5.76	\$347,858	\$5.54	\$344,141	\$5.48	\$337,770	\$5.38	\$338,419	\$5.39	\$344,519	\$5.49	\$334,086	\$5.32

Square Foot
62799

** Projected