

Business Center Properties LLC. P.O.Box 1236, Walnut, CA 91788

**CERTIFIED RENT ROLL**

Property Address: 415 W. 5th Street San Bernardino CA 92401

As of March 1, 2024

| Tenant                  | Unit #   | Square       | Square         | Lease        | Lease           | Lease Payment   |                   | Rent Per | Lease                        | Type               |
|-------------------------|----------|--------------|----------------|--------------|-----------------|-----------------|-------------------|----------|------------------------------|--------------------|
|                         |          | Feet         | Feet           | Commence     | Expire          | Month           | Annual            | Square   | Terms &                      | of                 |
|                         |          | Occupied     | %              | Date         | Date            |                 |                   | Foot     | Options                      | Businesses         |
| Frankie's Donuts & Deli | A        | 1,406        | 26.80%         | Jan. 1, 2015 | Dec. 31, 2024   | 3,134.29        | 37,611.48         | 1.35     | 3% increase<br>10 yrs Option | Donuts Shop & Deli |
| Mi Casita Chapina       | B        | 993          | 18.93%         | Feb 1, 2024  | May 31, 2029    | 1,500.00        | 18,000.00         | 1.35     | 5 yrs lease 5yrs<br>option   | Market             |
| Mi Casita Chapina       | C        | 993          | 18.93%         | Feb 1, 2024  | May 31, 2029    | 1,500.00        | 18,000.00         | 1.35     | 5 yrs lease 5yrs<br>option   | Market             |
| E & A Gift Shop         | D        | 927          | 17.67%         | Sep 1, 2020  | August 31, 2021 | 1,290.00        | 15,480.00         | 1.00     | Month to Month               | Gift Shop          |
| Carousel Coin & Jewelry | E        | 927          | 17.67%         | May 1, 2017  | April 30, 2018  | 1,100.00        | 13,200.00         | 1.00     | Month to Month               | Pawn Shop          |
| <b>Total:</b>           | <b>5</b> | <b>5,246</b> | <b>100.00%</b> |              |                 | <b>8,524.29</b> | <b>102,291.48</b> |          |                              |                    |