

RENT ROLL

	Square Feet	Monthly Rate	Lease Type	Monthly Rent	Annual Rent	Annual Increases	Lease Expiration	Options to Extend
Building A	± 20,000	\$ 0.60	NNN	\$ 12,000.00	\$144,000.00	3%	March 31, 2028	Yes
Building B	± 19,434	\$ 0.55	NNN	\$ 10,688.70	\$128,264.40	3%	August 31, 2029	Yes
Total: ± 39,434				\$ 22,688.70	\$ 272,264.40			

Cap Rate	Purchase Price
6.50%	\$ 4,188,000.00