

4352 S. Broad Street (Land Address)

Tenant	Space Size	Rental Amount	Lease Start Date	Lease End Date		Step Up Rates	Notes	
Precious Angels Learning Center Address: 4324 S. Broad Street	~3,950 sqft	\$5,600 + \$150/ month	Oct 1 2023	Sep 30, 2026	Increase Each Year	10/1/2023 - 9/30/2024 - Rent: \$5,600		
		*\$125/ month CAM fees				10/1/2024 - 9/30/2025 - Rent: \$5,625		
		Pay 45% of water charges / 45% of sewer charges				10/1/2025 - 9/30/2026 - Rent: \$5,650		
Tenant	Space Size	Rental Amount						
Bagel Store - Joel Ramirez and Carlos Quilo Address: 4324 S. Broad Street	~2,700 sqft	\$4,525 +\$325 and Sewer/Water \$181 TOTAL RENT \$5,032	Oct 1, 2021	Sep 30, 2026	Increase Each Year	CAM & Water / Sewer Yearly Increases	Rental Increase	
		*\$325 is CAM Fees (In year 3)					Year 1 - \$4,275	*5 year option to extend
							Year 2 - \$4,400	
							Year 3 - \$4,525	
							Year 4 - \$4,650	
							Year 5 - \$4,775	
Tenant	Space Size	Rental Amount						
VACANT STORE Address: 4324 S. Broad Street	~1,200 sqft	\$2,500 / month	Vacant	Vacant	Vacant - As-is			
Tenant	Space Size	Rental Amount						
House on Property Address: 4314 S. Broad Street *3 Bedroom / Kitchen Being Installed*	~2,000 sqft	\$2,500 / month	Vacant	Vacant				