Pro forma for property 2485 Lithonia Industrial Lithonia, GA 30058.

The building has a total of 8 units in total. Of the 8 units, 5 are occupied. The breakdown for the units, Sqft, Lease duration, and projected amount of income is as follows.

Unit 2485 - 10,000 Sqft. $11k a month- Occupied- Tenant name: 4 sure deals LLC. Business type: Liquidation and wholesale retail store for home goods, tools, Appliances, and more. 3-Year lease. From Dec 2025 to Dec 2028. No renewal option. No graduated lease. No option to renew.

Unit 100 and 102 now combined- Sqft.-$5500 a month- Occupied-Tenant name: "Nash Salvage LLC". Business type: Windows and lumber wholesale overstock. Lease from 09/15/2025 - 09/15/2028 No graduated lease. No option to renew.

Unit 103 - 1000 Sqft.- $1800 a month. - Occupied. - Tenant name: "Kurt Dewdney for Jodasaph LLC". Business type: Event Room. 1-year lease from 10/01/2025-10/01/2025. No graduated lease. No option to renew.

Unit 104 - 1000 Sqft.- $1800 A month.- Occupied.- "Tenant name: Stonecrest outlets 3-year lease. Business type: reselling and wholesaling of home decor, lease from 12/01/2025 -12/01/2028

Unit 107- 940 sqft- $1200 a month- Occupied, Tenant name " Ebere Ekeowa DBA Beauty Braids By Berry"- Business type: Hair braiding. Lease from 10/01/2025-10/01/2028

Unit 106 - 940 Sqft.- $1800 "Benjamin Nelson for god's Pavilion Deliverance Ministries INC" lease from 11/01/2025-05/01/2026. This lease was originally for 104 but was moved to 106. This lease has been amended to reflect

Unit -105 - 1000 Sqft. - $1800 a month going rate. (Vacant) Pending rent for $1800 a month

Total income of units: $21,300 a month or $255,600 a year as of 12/01/2025
(All common area fees are included in the tenant's monthly fee, with no reimbursement given to the tenants. The tenants are required to pay their own insurance, power utility, trash pickup, and interior upkeep.)

Expenses Breakdown:

- **Real Estate Tax**- $48,000. Yearly
- **Power/Electricity**- $3600 Yearly
- **Insurance**- $12,000 Yearly
- **Water Utilitily**- $1800 Yearly
- **Sanitation**- $2800 Yearly
- **Maintenance** - $1500 Yearly

2025 Grand total expenses- $69,700.
This total is projected to be 10% more once fully occupied due to an increase in insurance, maintenance, and taxes due to liability and the value of property increasing per the GRM Method.

NOI/NET total after expenses: $185,900. The building has a tax assessment appraisal of $2,549,000, it is important to note that this assessment was prior to the 8 units being completed and leased out.