

2910 N Mason Rd Park, Katy TX

| unit | size in sf | tenant | lease starts | lease ends | rent | escalation 1 | escalation 2 | Annual | |
|-------|------------|---------------------|--------------|------------|------|--------------|--------------|---------------------|--------------|
| 1 | 1200 | PWA LLC | 2/1/2023 | 1/31/2026 | 1600 | 1695 | | water and trash | 3,600.00 |
| 2 | 3000 | HTX FOAM INC. | 3/1/2023 | 2/28/2026 | 3750 | 3975 | 4214 | insurance | 18,000.00 |
| 3 | 1374 | Beyond Remo LLC | 3/1/2023 | 2/28/2026 | 1786 | 1875 | 1969 | taxes | 49,601.00 |
| 4,5,6 | 3600 | Lost Calf LLC | 6/21/2023 | 6/30/2026 | 4650 | 4882 | 5126 | Management | 6,000.00 |
| 7 | 1200 | Airtec AC LLC | 8/15/2024 | 8/16/2027 | 1695 | 1796 | 1904 | CAM | 3,300.00 |
| 8 | 1200 | Snowy snacks LLC | 3/7/2023 | 2/28/2026 | 1600 | 1696 | 1797 | Total operating exp | 88,877.00 |
| 9 | 2400 | Bingseng Wang | 6/23/2023 | 6/30/2025 | 2900 | 3045 | | | |
| 10 | 1200 | Glory Alliance LLC | 6/15/2023 | 6/15/2026 | 1600 | 1600 | 1600 | Other income | 7,200.00 |
| 11 | 1200 | Ashley Snyder | 2/1/2023 | 1/31/2026 | 1500 | 1605 | 1765 | Gorss income | 335,784.00 |
| 12 | 1200 | Oran Alfredo | 2/1/2023 | 1/31/2026 | 1500 | 1605 | 1717 | NOI | 246,907.00 |
| 13 | 1200 | BT Pest Control llc | 2/15/2023 | 2/28/2026 | 1600 | 1680 | 1764 | Cap | 7.05 |
| 14 | 1200 | David Olivio | 5/7/2023 | 5/1/2026 | 1600 | 1696 | 1797 | List price | 3,500,000.00 |

27,382

The cap calculated based on February 2025 numbers