

TENANT SUMMARY

Tenant	Suite	Sq. Ft.	Lease Commence	Lease End	Lease Term	Annual Base Rent	Monthly Base Rent	Monthly Rent PSF	Monthly NNN	Total Monthly Base Rent+NNN	Increase Date	Increase Amount	Building Percent	Comments
<u>3910-18 Portland Ave</u>														
B & A International Foods	3918 E Portland Ave	14,380	M to M			\$ 180,000	\$ 15,000	\$ 1.04	\$ -	\$ 15,000.00		\$ -	59.07%	Current Income M to M, Property Taxes paid by Landlord
B & A International Foods	3914 E Portland Ave	5,500	M to M			\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	22.59%	
Nova Ryu LLC-Martial Arts	3912 E. Portland Ave	1,700	1-Apr-25	30-Apr-28	3 years	\$ 21,012	\$ 1,751	\$ 1.03	\$ 566.00	\$ 2,317.00	1-Apr-27	\$ 1,804	6.98%	Rate \$12 psf + NNN, 3 % increases annually
Vacant	3908 E. Portland Ave	2,766				\$ 44,256	\$ 3,688	\$ 1.33	\$ 368.12	\$ 4,056.12		\$ -	11.36%	Rate \$16 psf + NNN
		24,346				\$ 245,268	\$ 20,439		\$ 934	\$ 21,373			1	

<u>2026 Income - Pro Forma</u>	
3918-Actual	\$ 180,000.00
3914	\$ -
3912-Actual	\$ 21,012.00
3908	\$ 44,256.00
Additional Income -NNN	\$ 11,209.47
Total	\$ 245,268.00
<u>Expenses</u>	
Property Tax-Parcel 1	\$ 20,403.00
Insurance	\$ 14,744.00
Prop Mgt	\$ 3,600.00
Utility	\$ -
Bank Charge/Fees	\$ 135.00
Total	\$ 38,882.00
NOI	\$ 206,386.00

VALUE	
NOI	206,386
CAP RATE	4.50%
	4,586,356
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TOTAL	4,586,356

Purchase Date	10/1/2026
Balloon Payment Date	9/30/2031
Seller Finance	
Purchase Price	\$ 4,250,000
Down Payment-30%	\$ 1,275,000.00
Amount to Finance	\$ 2,975,000.00
% Rate	6.50%
Term-years	25.00
Payment	\$ (19,979)