

Rent Roll	Square footage	Tenant	PPSF	Monthly Rent	Lease End date	Type of rent	Additional rent paid	Notes
Unit 1 (408/410)	2200	Riverview Pharmacy	\$14.47	\$2,653.00	7/31/2027	Modified Gross	\$0.00	
Unit 2 (406)	1350	Farmers and Merchants	\$12.17	\$1,368.69	5/31/2026	Modified Gross	\$0.00	
Unit 3/4/5 (404)	4450	Our little blessings daycare	\$15.00	\$5,562.50	1/31/2031	NNN	\$667.50	Reduced rent in lieu of TI for first 14 months
Lower level	1458	Vacant	\$8.00	\$972.00	-	Vacant	\$0.00	
				\$10,556.19			\$667.50	
Total monthly rent	\$11,223.69							
Building expenses 2025 from seller								
Dumpster	\$1,845.00							
Taxes	\$9,622.66							
Water	\$300.00							
Insurance	\$5,634.60							
Total expenses	\$17,402.26							