

**GARRETT PROPERTIES ESTIMATED 2026 OPERATING INCOME AND EXPENSE**

SUITE #	TENANT	Monthly Rent	Annualized		
2700	SHANTAL LOPEZ MARTINEZ	\$ 925	\$ 11,100		
2702	SHANTAL LOPEZ MARTINEZ	\$ 925	\$ 11,100		
2704	STELLAR CONCEPTS LLC	\$ 925	\$ 11,100		
2706	EL CASTILLO DE LA DECORACION	\$ 925	\$ 11,100		
2708	FLORES FLOORING	\$ 925	\$ 11,100		
2710	DANNY ROLAND	\$ 875	\$ 10,500		
2712	CONCILIO de IGLESIAS de CRISTO	\$ 900	\$ 10,800		
2714	CONCILIO de IGLESIAS de CRISTO	\$ 900	\$ 10,800	\$	87,600
2800	FELIPA FIDELIA	\$ 900	\$ 10,800		
2802	LA PODEROZA	\$ 900	\$ 10,800		
2804	GF MULTISERVICE CO	\$ 900	\$ 10,800		
2806	CHARLES ALBRECHT, JR	\$ 875	\$ 10,500		
2808	ANA LOPEZ	\$ 900	\$ 10,800		
2810	JULIAN ROAN	\$ 925	\$ 11,100		
2812	IGLESIAS DE DIOS MUNDIAL	\$ 850	\$ 10,200		
2814	BOB'S BUDGET BEDS	\$ 900	\$ 10,800	\$	85,800
2820	SLEEP IN HEAVENLY PEACE	\$ 3,500	\$ 42,000		
2824	SHADE-EZ	\$ 850	\$ 10,200		
2828	CENTEX COUNTERTOPS	\$ 750	\$ 9,000		
2830	CENTEX COUNTERTOPS	\$ 750	\$ 9,000		
2834	CENTEX COUNTERTOPS	\$ 750	\$ 9,000		
2840	CENTEX COUNTERTOPS	\$ 3,600	\$ 43,200		
712B	CENTEX COUNTERTOPS	\$ 5,693	\$ 68,316	\$	190,716
2900	SIEMENS	\$ 1,717	\$ 20,601		
2902	SIEMENS	\$ 1,717	\$ 20,604		
2904	VACA AND SALAZAR (Barber Shop)	\$ 1,500	\$ 18,000		
2906	IGLESIAS REY DE JUSTICIA	\$ 2,400	\$ 28,800		
2908	VALOR AGENCY LLC	\$ 2,600	\$ 31,200		
711A/B	CENTEX COUNTERTOPS	\$ 4,410	\$ 52,920		
711E	KOLL OFFICE INTERIORS	\$ 2,100	\$ 25,200		
711F	SIEMENS	\$ 1,635	\$ 19,620	\$	216,945
		\$ 48,422	\$ 581,061	\$	581,061

CAP RATES FOR FINFEATHER PLAZA

NOI	Valuation	Cap Rate	Parcels
\$ 133,253.00	\$2,176,680.00	6.1%	2820
\$ 263,141.00	\$ 3,878,244.00	6.8%	.2700,2800,2900
\$ 396,394.00	\$ 6,054,924.00	6.5%	TOTAL

SQ FT	TOTALS	
21340 \$	102.00 \$ 2,176,680.00	2820
38022 \$	102.00 \$ 3,878,244.00	.2700,2800,2900
	\$ 6,054,924.00	

**GARRETT PROPERTIES TENANT LIST APRIL 2026**

*denotes leases in renewal/negotiation status; Monthly Rent column reflects proposed rate*

SUITE #	TENANT	Last Lease Date	Renewal Date	Monthly Rent	Deposit
2700	SHANTAL LOPEZ MARTINEZ	02/01/26	01/31/27	\$ 925	\$ 900
2702	SHANTAL LOPEZ MARTINEZ	02/01/26	01/31/27	\$ 925	\$ 900
2704	STELLAR CONCEPTS LLC	04/01/25	03/31/27	\$ 925	\$ 900
2706	EL CASTILLO DE LA DECORACION	02/01/26	01/31/27	\$ 925	\$ 900
2708	CASA DE ORACION NUEVA ESPERANZA	05/01/26	04/30/27	\$ 975	\$ 975
2710	DANNY ROLAND	02/01/26	01/31/27	\$ 875	\$ 700
2712	CONCILIO de IGLESIAS de CRISTO	11/24/25	12/31/28	\$ 900	\$ -
2714	CONCILIO de IGLESIAS de CRISTO	01/01/23	02/28/26	\$ 900	\$ 900
2800	FELIPA FIDELIA	10/01/25	11/01/26	\$ 900	\$ 900
2802	LA PODEROZA	03/01/25	02/28/27	\$ 900	\$ -
2804	GF MULTISERVICE CO	02/01/26	01/31/27	\$ 900	\$ 900
2806	CHARLES ALBRECHT, JR	03/01/26	02/28/27	\$ 875	\$ -
2808	ANA LOPEZ	05/01/25	04/30/27	\$ 900	\$ 850
2810	JULIAN ROAN	02/01/26	01/31/27	\$ 925	\$ 850
2812	IGLESIAS DE DIOS MUNDIAL	05/01/25	04/30/27	\$ 850	\$ 750
2814	BOB'S BUDGET BEDS	06/01/25	05/31/26	\$ 900	\$ 900
2820	SLEEP IN HEAVENLY PEACE	06/01/25	05/31/28	\$ 3,500	N/A
2824	SHADE-EZ	08/01/25	07/31/26	\$ 850	\$ 850
2828	CENTEX COUNTERTOPS	03/01/26	02/28/29	\$ 750	\$ -
2830	CENTEX COUNTERTOPS	03/01/26	02/28/29	\$ 750	\$ -
2834	CENTEX COUNTERTOPS	03/01/26	02/28/29	\$ 750	\$ -
2840	CENTEX COUNTERTOPS	03/01/26	02/28/29	\$ 3,600	\$ -
712B	CENTEX COUNTERTOPS	03/01/26	02/28/29	\$ 5,693	\$ -
2900	SIEMENS	05/01/25	04/30/28	\$ 1,717	\$ 975
2902	SIEMENS	05/01/25	04/30/28	\$ 1,717	\$ 975
2904	VACA AND SALAZAR (Barber Shop)	02/01/26	01/31/27	\$ 1,500	\$ 1,400
2906	IGLESIAS REY DE JUSTICIA	02/01/26	01/31/27	\$ 2,400	\$ 1,400
2908	VALOR AGENCY LLC	09/08/25	09/30/28	\$ 2,600	\$ 2,600
711A/B	CENTEX COUNTERTOPS	03/01/26	02/28/29	\$ 4,410	\$ -
711E	KOLL OFFICE INTERIORS			\$ 2,100	
711F	SIEMENS	05/01/25	04/30/28	\$ 1,635	
				\$ 48,472	\$ 19,525