

	2023 Budget	2023 Actual	Variance	2024 Budget	A	B	C	D	EFGI	J	TOTAL	
					Standard Medical Clinic, P.A	VACANT	Nancy Ngo Medical Group Ltd., LLP	VACANT	Baptist Hospital of Southeast Texas	VACANT		
SQFT.					11.61%	8.55%	10.76%	7.70%	49.28%	12.10%	100.00%	
RENT PER SQFT.					2,910.5	2,142.7	2,697.6	1,932.0	12,359.0	3,035.4	25077.2	
OPERATING EXP. / SQFT.					\$2.20	\$2.20	\$2.20	\$2.20	\$2.25	\$2.03		
					\$8.00	\$8.00	\$8.00	\$8.00	\$8.50	\$9.00		
PROPERTY TAX	\$ 200,000.00	\$ 174,476.53	\$ 25,523.47	\$ 180,000.00	\$ 20,898.00	\$ 15,390.00	\$ 19,368.00	\$ 13,860.00	\$ 88,704.00	\$ 21,780.00	\$ 180,000.00	
INSURANCE	\$ 20,000.00	\$ 23,218.00	\$ (3,218.00)	\$ 18,000.00	\$ 2,089.80	\$ 1,539.00	\$ 1,936.80	\$ 1,386.00	\$ 8,870.40	\$ 2,178.00	\$ 18,000.00	
MANAGEMENT	\$ 36,000.00	\$ 32,554.68	\$ 3,445.32	\$ 36,000.00	\$ 4,179.60	\$ 3,078.00	\$ 3,873.60	\$ 2,772.00	\$ 17,740.80	\$ 4,356.00	\$ 36,000.00	
LANDSCAPING	\$ 4,000.00	\$ 7,600.00	\$ (3,600.00)	\$ 7,500.00	\$ 870.75	\$ 641.25	\$ 807.00	\$ 577.50	\$ 3,696.00	\$ 907.50	\$ 7,500.00	
UTILITIES	\$ 65,000.00	\$ 55,393.81	\$ 9,606.19	\$ 58,000.00	\$ 6,733.80	\$ 4,959.00	\$ 6,240.80	\$ 4,466.00	\$ 28,582.40	\$ 7,018.00	\$ 58,000.00	
MAINTENANCE & REPAIR	\$ 80,000.00	\$ 71,601.95	\$ 8,398.05	\$ 74,000.00	\$ 8,591.40	\$ 6,327.00	\$ 7,962.40	\$ 5,698.00	\$ 36,467.20	\$ 8,954.00	\$ 74,000.00	
OTHER CHARGES												
RESERVES		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2020 ADJUSTMENT		\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL	\$ 405,000.00	\$ 364,844.97	\$ 40,155.03	\$ 373,500.00	\$ 43,363.35	\$ 31,934.25	\$ 40,188.60	\$ 28,759.50	\$ 184,060.80	\$ 45,193.50	\$ 373,500.00	
OPERATING EXPENSE BASE					\$ 23,284.00	\$ 17,141.60	\$ 21,580.80	\$ 15,456.00	\$ 105,051.50	\$ 27,318.60	\$ 209,832.50	
NNN PER YEAR					\$ 20,079.35	\$ 14,792.65	\$ 18,607.80	\$ 13,303.50	\$ 79,009.30	\$ 17,874.90	\$ 163,667.50	
OP. EXPENSE BASE / MO.					\$ 1,940.33	\$ 1,428.47	\$ 1,798.40	\$ 1,288.00	\$ 8,754.29	\$ 2,276.55	\$ 17,486.04	
NNN PER MONTH					\$ 1,673.28	\$ 1,232.72	\$ 1,550.65	\$ 1,108.63	\$ 6,584.11	\$ 1,489.58	\$ 13,638.97	
					PORTION OF VARIANCE (YR.)	\$ 4,662.00	\$ 3,433.26	\$ 4,320.68	\$ 3,091.94	\$ 19,788.40	\$ 4,858.76	\$ 40,155.03
					PORTION OF VARIANCE (MO.)	\$ 388.50	\$ 286.10	\$ 360.06	\$ 257.66	\$ 1,649.03	\$ 404.90	\$ 3,346.25
					ADJUSTED NNN	\$ 1,284.78	\$ 946.62	\$ 1,190.59	\$ 850.97	\$ 4,935.08	\$ 1,084.68	\$ 10,292.72
					MONTHLY BASE RENT	\$ 6,403.10	\$ 4,713.94	\$ 5,934.70	\$ -	\$ 27,746.58	\$ -	\$ 44,798.32
					MONTHLY RENT FOR 2024	\$ 7,687.88	\$ 5,660.56	\$ 7,125.29	\$ 850.97	\$ 32,681.66	\$ 1,084.68	\$ 55,091.04