

## **4258 Tennyson St. Rent Roll/Proforma**

Unit	Bed/Bath	Size	Proforma Monthly Rent*
101	3/2.5	2,726 SF	\$5,500
104	1/1	1,157 SF	\$3,250
102	Retail	604 SF	\$40/SF NNN (\$2,013/Month NET)
103	Retail	899 SF	\$40/SF NNN (\$2,997/Month NET)
Total	4/3.5 & Retail	5,386 SF	\$13,760.00
*Annual Rent			\$165,120.00

\*The Residential Rent (Units 101 & 104) is currently being achieved through May 1, 2025. The Retail space is occupied by the owner and will be delivered Vacant. Rent Figure for the Retail Space(s) herein is a Proforma based on comparable properties

\*Annual Rent Based on a Fully Triple Net Lease Structure with the Retail Occupant. **NO** expenses were taken into consideration, this is only an **income** statement