

NCG PHASE II LTD
7901 San Dario Ave
Laredo, TX 78045

Suite	C	B	A		
Tenant	Vacant	Sabor A Cielo LLC	SKECHERS		BUILDING
SF	4057	4000	8891		16948
Current \$/SF	\$22.00	\$22.50	\$25.30		
Lease Start Date		9/1/2023	6/1/2007		
Lease End Date		5/31/2029	2/28/2030		
NNN Updated Through	2026	2026	2026		
NEXT Expected Rent Change Rate & Date		6/1/2027 = \$7,950.00	5 Years		
Option/Extention Term					
Security Deposit Amount		\$7,500.00	\$ -		\$7,500.00
			CAPPED	ACTUAL	
BASE RENT	\$7,437.83	\$7,500.00	\$18,745.19	\$18,745.19	\$33,683.02
CAM	\$610.03	\$601.46	CAM Capped at 5% \$769.23	No Cap \$1,374.05	\$1,980.72
INSURANCE	\$497.47	\$490.48	\$1,090.22	\$1,090.22	\$2,078.17
PROPERTY TAX	\$991.99	\$978.06	\$2,173.98	\$2,173.98	\$4,144.03
ADMIN FEE	\$0.00	\$0.00	Admin Fee capped at 10% \$67.43	\$0.00	\$67.43
TOTAL	\$9,537.32	\$9,570.00	\$22,846.05	\$23,383.44	\$41,953.37

Updated: 09/10/2026