

Kathleen Gerber & Cheryl Starling JV
 2380 Main Street, Cambria CA 93428
PRO - FORMA RENT ROLL
 June 1, 2026

| Suite No. | Tenant | Lease Commence | Lease Expires | Suite Size | Monthly Base Rent | Storage Charges | Cam Charges | Total Monthly Rent | Monthly Rent PRSF | Annual Rent PRSF | Options | Security Deposit | Total | Ins. Exp. | Comment |
|-----------|---|----------------|---------------|--------------|--------------------|------------------|--------------------|---------------------|-------------------|------------------|-------------|---------------------|---------------------|-----------|---|
| A/F | Kyjah Latrese Allen | 6/2/2026 | 6/2/2027 | 2,686 | \$ 3,000.00 | \$ - | \$ 907.13 | \$ 3,907.13 | \$ 1.45 | \$ 17.46 | | \$ 3,000.00 | \$ 3,907.13 | | 1 year lease |
| B | JJ's Pizza Brandon Williams | 8/1/2022 | 7/31/2027 | 1,066 | \$ 1,815.00 | \$ 150.00 | \$ 293.63 | \$ 2,258.63 | \$ 2.12 | \$ 25.43 | 1 ea @5 yrs | N/A | \$ 2,258.63 | | Size includes covered patio (180) and storage (122 sf) 5 yr. lease |
| C | Courtney Miles, dba Corky's Barber shop - Rusty Guess | 11/1/2025 | 10/31/2027 | 353 | \$ 600.41 | \$ - | \$ 273.28 | \$ 873.69 | \$ 2.48 | \$ 29.70 | 1 ea @3 yrs | \$ 969.40 | \$ 873.69 | | 2 year lease |
| D | Mykella Linkogle | 2/1/2026 | 1/31/2027 | 380 | \$ 699.00 | \$ - | \$ 292.00 | \$ 991.00 | \$ 2.61 | \$ 31.29 | 1 ea @3 yrs | \$ 2,000.00 | \$ 991.00 | | 1 year lease |
| E | Rony Yousef | 11/1/2023 | 8/31/2026 | 1,319 | \$ 2,120.31 | \$ - | \$ 283.20 | \$ 2,403.51 | \$ 1.82 | \$ 21.87 | 1 ea @3 yrs | \$ 3,500.00 | \$ 2,403.51 | | 2 year lease with option of another 2-5 years - 4% increase per year. |
| G | Debrah Mok, dba Wild Ginger | 7/1/2024 | 6/30/2029 | 669 | \$ 1,241.25 | \$ 225.00 | \$ 259.32 | \$ 1,725.57 | \$ 2.58 | \$ 30.95 | 1 ea @5 yrs | \$ 1,010.50 | \$ 1,725.57 | | Storage = 221 sf 5 year lease |
| | Tenant Totals | | | 6,473 | \$ 9,475.97 | \$ 375.00 | \$ 2,308.56 | \$ 12,159.53 | \$ 1.88 | \$ 22.54 | | \$ 10,479.90 | \$ 12,159.53 | | |